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will be heard. The Motion is based upon this notice of motion, the Motion, and memorandum of points and authorities in support thereof, the Declaration of D. Edward Hays, the pleadings and files in the Debtor's bankruptcy case, and upon such further oral and documentary evidence as may be presented to the Court in support of the Motion.

PLEASE TAKE FURTHER NOTICE that any response to the Motion must be in the form as required by Local Bankruptcy Rule 9013-1(f) and filed with the Clerk of the above-entitled Court no later than 14 days prior to the hearing date set forth above, and a copy served on Marshack Hays LLP to the attention of D. Edward Hays, Laila Masud, and Bradford N. Barnhardt at the address indicated above. A copy of any response must also be served on the Office of the United States Trustee, 411 W. Fourth Street, Suite 7160, Santa Ana, CA 92701.

DATED: May 12, 2022

MARSHACK HAYS LLP

/s/ D. Edward Hays

By:

D. EDWARD HAYS
LAILA MASUD
BRADFORD N. BARNHARDT
Attorneys for Movant and Creditor,
HOUSER BROS. CO. dba RANCHO DEL
REY MOBILE HOME ESTATES

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Memorandum of Points and Authorities

1. Summary of Argument

A debtor may only exempt property that constitutes property of the estate.² Assets owned by an LLC are not assets of an LLC's member's bankruptcy estate. *Abrahim & Sons Enters. v. Equilon Enters.*, 292 F.3d 958, 963 (9th Cir. 2002) ("Once members contribute assets to an LLC, those assets become capital of the LLC and the members lose any interest they had in the assets."). As a result, the Ninth Circuit Bankruptcy Appellate Panel has denied a claimed homestead exemption in a residence owned by an LLC in which the debtor was a member. *Schaefers v. Blizzard Energy, Inc.* (*In re Schaefers*), 623 B.R. 777, 783 (B.A.P. 9th Cir. 2020). This is the exact situation presented by this case.

Specifically, Debtor resides in a manufactured home which she has claimed as exempt. But, Debtor did not acquire title to the manufactured home in her name. Instead, she readily admits that she transferred title to the manufactured home to an LLC in which she was a member. Because property of the estate includes only the LLC interest - and <u>not</u> the manufactured home owned by the LLC - Debtor's claim of exemption must be disallowed.

Further, there is purportedly a lien against the manufactured home held by one of Debtor's other LLCs which is subject to avoidance as fraudulent. Indeed, Debtor has a litigious history and a long line of creditors. Her actions in fraudulently transferring title to her manufactured home to one LLC and separately subjecting its value to phony liens held by another LLC prevent her from claiming a homestead exemption. To the extent the Trustee (1) recovers or brings the property into the estate by way of an avoidance action or by dissolving the LLC and distributing the assets to its member(s); or (2) avoids, recovers, and preserves such liens, the estate will obtain the benefit of the liens and Debtor will similarly be barred from claiming any exemption in such recovery under 11 U.S.C. § 522(g).

² 11 U.S.C. § 522(b) (providing that "an individual debtor may exempt *from property of the estate*…") (emphasis added); *see also Owen v. Owen*, 500 U.S. 305 (1991) ("Property that is properly exempted under § 522 is (with some exceptions) immunized against liability for prebankruptcy debts. § 522(c). No property can

be exempted (and thereby immunized), however, unless it first falls within the bankruptcy estate.") (emphasis in original).

The benefits of bankruptcy including discharge and exemptions are for the honest, but unfortunate debtor. Debtor must now suffer the consequences of her pre-bankruptcy conduct in attempting to shelter her property from creditors. Because Debtor cannot meet her burden of proof to establish a homestead, this court must decide whether to disallow it.

2. Factual Background

A. Procedural Background

On July 9, 2021 ("Petition Date"), Jamie Lynn Gallian ("Debtor") filed a voluntary petition under Chapter 7 of Title 11 of the United States Code. On the same date, Ms. Gallian filed her initial Schedules and Statements ("Original Schedules"). A true and correct copy of the Original Schedules is attached to the Declaration of D. Edward Hays ("Hays Declaration") as **Exhibit 2.**

As set forth below, on the Petition Date, the registered title owner of the manufactured home located at 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649 ("Property") was J-Sandcastle Co, LLC ("J-Sandcastle LLC") subject to liens purportedly held by the legal owners, J-Pad, LLC and Ron Pierpont ("Mr. Pierpont"). Debtor's Schedules further reflect that she was the 100% owner of J-Sandcastle LLC. Because the LLC (and not Debtor) was the owner of the manufactured home on the Petition Date, the Property was not property of the Estate, and Debtor is not entitled to a homestead exemption.

i. Debtor's Schedules

Since filing her Original Schedules on the Petition Date, Debtor has filed <u>nine</u> additional sets of amended schedules. The various Schedules present an ever-evolving and inconsistent picture of the ownership of the Property on the Petition Date, as well as Debtor's interest in J-Sandcastle LLC (the owner of the home) and J-Pad, LLC (the purported secured creditor). Debtor's Original Schedules, filed on the Petition Date, provided as follows: "Registered Title with HCD³ Debtor's single member LLC, J-Sandcastle Co, LLC." Debtor further scheduled a 100% interest in J-Sandcastle LLC, noting that its "Purpose is to hold Registered title with HCD, to Debtor's primary

³ HCD is the Department of Housing and Community Development which issues certificates of title for manufactured homes.

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residence." And, Debtor scheduled a 33.33% interest in J-Pad, LLC, noting that its "only purpose is to hold a note and UCC-1 filing on Debtor's primary residence."

Since filing the Original Schedules, Debtor has amended them multiple times to allege that she was the registered owner of the Property on the Petition Date, with her interest perfected with the California Department of Housing and Community Development ("HCD") on February 25, 2021. Debtor's most recently filed Schedule C claims a \$600,000 exemption in the Property pursuant to \$704.730 of the California Code of Civil Procedure ("CCP"). Attached as Exhibit "1" is a table reflecting the information contained in Debtors' multiple sets of amended schedules. Attached as Exhibits "2" through "11", are the Debtor's Schedules, Dk. Nos. 1, 15, 16, 17, 22, 37, 38, 39, 42, 72, and 75⁴.

On March 16, 2022, as Docket No. 77, Debtor filed a "Corporate Ownership Statement . . ." indicating that on November 22, 2021, she filed with the California Secretary of State certificates of cancellation for both J-Pad, LLC and J-Sandcastle LLC (which actions exercised control over estate property without Court authorization).

ii. Debtor's Bank Statements and HCD Title Searches

According to records of the California Department of Housing and Community Development ("HCD"), on November 1, 2018, the Property was transferred to J-Sandcastle LLC as registered owner, with a "Pending Reg Card" as of January 18, 2019 ("Jan. 18, 2019, Title Search"). A true and correct copy of the Jan. 18, 2019, Title Search is attached to the Hays Declaration as **Exhibit 12.** The Property was transferred to J-Sandcastle LLC from Lisa T. Ryan. A true and correct copy of a release form dated November 1, 2018 ("Ryan Release Form"), is attached to the Hays Declaration as **Exhibit 13.** A true and correct copy of an HCD "Notice of Sale or Transfer" from Lisa Ryan to J-Sandcastle LLC on November 1, 2018 ("Notice of Sale"), is attached to the Hays Declaration as **Exhibit 14.**⁵

⁴ The Chart attached as Exhibit 1, reflects the various differences between the Original Schedules on the Petition Date and the amended Schedules.

⁵ Debtor used her personal funds to purchase the Property but put title in the name of the J-Sandcastle LLC which transfer was avoidable as an actual and constructive fraudulent transfer.

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Declaration as Exhibit 15.
Title Search"). A true and correct copy of the July 23, 2020, Title Search is attached to the Hays
November 1, 2018, with "Last Title Date" and "Last Reg Card" as January 19, 2019 ("July 23, 2020
As of July 23, 2020, the Property's registered owner was J-Sandcastle LLC per a transfer on

On February 18, 2021, Debtor submitted an \$81 debit card payment to the HCD. A true and correct copy of Debtor's bank statements is attached to the Hays Declaration as **Exhibit 16.**

As of June 7, 2021, about a month before the Petition Date, the Property's registered owner remained J-Sandcastle LLC per a November 1, 2018, transfer, with "Last Title Date" and "Last Reg Card" as February 24, 2021 ("June 7, 2021, Title Search"). A true and correct copy of the June 7, 2021, Title Search is attached to the Hays Declaration as **Exhibit 17.** The Property's "Legal Owner[s]" were Pierpont and J-Pad LLC as tenants in common, with "Lien Perfected On: 08/20/20." *Id.*

On July 9, 2021, Debtor commenced this bankruptcy case. The evidence is clear that title on the Petition Date was J-Sandcastle and not Debtor.

On July 18, 2021, Debtor submitted a \$116 debit card payment to the HCD. Hays Declaration Ex. 16 at 137.

On July 20, 2021, Debtor submitted a \$25 debit card payment to the HCD. *Id.* at 137.

A week later, Debtor submitted three \$35 debit card payments to the HCD, and the next day, she submitted a \$35 debit card payment to the HCD. *Id.* at 136.

On August 5, 2021, Debtor submitted a \$35 debit card payment to the HCD. *Id.* at 135.

As of August 10, 2021, HCD records were changed to reflect that the Property's registered owner was "Jamie Lynn Gallian," with "Last Title Date" and "Last Reg Card" as August 10, 2021, per a "Sale/Transfer" of "Price \$.00 Transferred on 02/25/2021" ("Aug. 10, 2021, Title Search"). A true and correct copy of the Aug. 10, 2021, Title Search is attached to the Hays Declaration as **Exhibit 18.** No legal owners were listed, and the following "Record Conditions" were included: "An application for title or registration change is pending with the department." *Id*.

On August 11, 2021, Debtor submitted an \$81 debit card payment to the HCD. Hays Declaration Ex. 16 at 135.

As of September 21, 2021, the registered owner was Debtor, per a February 25, 2021, transfer for \$0, with "Last Title Date" and "Last Reg Card" as August 12, 2021 ("Sept. 21, 2021, Title Search"). A true and correct copy of the Sept. 21, 2021, Title Search is attached to the Hays Declaration as **Exhibit 19.** The "Legal Owner" was listed as J-Pad LLC, with "Lien Perfected On: 01/14/19." *Id.* at 145.

iii. HCD Title Transactions

HCD records show a legal owner assignment regarding the Property with transaction date of February 1, 2021 ("February 2021 HCD Transaction"). A true and correct copy of the February 2021 HCD Transaction is attached to the Hays Declaration as **Exhibit 20.** The February 2021 HCD Transaction included an HCD certificate of title, which showed J-Sandcastle LLC as the Property's registered owner, with title issued January 19, 2019. Hays Declaration Ex. 20 at 149. It also included a "Statement to Encumber" (*i.e.*, record a lien) in favor of Mr. Pierpont and J-Pad LLC. *Id.* at 157.

HCD records further show a registered owner transfer – "No Sale" – with transaction date of July 14, 2021 ("July 2021 HCD Transaction"). A true and correct copy of the July 2021 HCD Transaction is attached to the Hays Declaration as **Exhibit 21.** Attached to the July 2021 HCD Transaction is an HCD certificate of title, which showed J-Sandcastle LLC as the Property's registered owner and Pierpont and J-Pad LLC as the Property's legal owners, with title issued as of February 24, 2021. Hays Declaration Ex. 21 at 171. Debtor sought to add herself as the "New Registered Owner," and provided a "Releasing Signature" of J-Sandcastle LLC, with February 25, 2021, as the "Date of Release." *Id.* at 172. Debtor also included a "Lien Satisfied" document in which Mr. Pierpont certified that his and J-Pad LLC's lien had been fully satisfied. *Id.* at 179. And, an attached County of Orange "Tax Clearance Certificate" executed and issued on July 9, 2021—the Petition Date—showed J-Sandcastle LLC as the "Current Registered Owner." *Id.* at 191.

An HCD legal owner addition with a transaction date of August 10, 2021 ("August 2021 HCD Transaction") included a certificate of title showing Debtor as the Property's registered owner, with title issued August 3, 2021. A true and correct copy of the August 2021 HCD Transaction is

attached to the Hays Declaration as **Exhibit 22.** An attached "Statement to Encumber" sought to add J-Pad LLC as the Property's legal owner. *Id.* at 201.

iv. Attempted Payments to Houser Bros.

Between February 1, 2021, and July 30, 2021, Debtor tried to make the following payments to Houser Bros. regarding the Property:

Date of Attempted Payment	Amount of Attempted	Payor
	Payment	
February 1, 2021	\$1,086	J-Sandcastle LLC, Jamie
		Gallian
March 2, 2021	\$1,086	J-Sandcastle LLC, Jamie
		Gallian
April 9, 2021	\$1,086	J-Sandcastle LLC, Jamie
		Gallian
May 13, 2021	\$1,100	J-Sandcastle LLC, by Jamie
		Gallian, Member
June 4, 2021	\$1,100	J-Sandcastle LLC c/o QIP
		Management
July 1, 2021	\$1,100	J-Sandcastle LLC, by Jamie
		Gallian, Member
July 30, 2021	\$2,269.43	Jamie Gallian

True and correct copies of the returned payments are attached to the Hays Declaration as **Exhibit 23**. In other words, before the July 9, 2021, Petition Date, all payments that Debtor submitted to Houser Bros. listed J-Sandcastle LLC as the payor/were on behalf of J-Sandcastle LLC. Only *after* the Petition Date did Debtor submit a payment on her own behalf.

3. Legal Argument

A. A debtor may only exempt property that is property of the estate.

A debtor may only exempt property that constitutes property of the estate. 11 U.S.C. § 522(b) (providing that "an individual debtor may exempt *from property of the estate...*") (emphasis added); *See also Owen v. Owen*, 500 U.S. 305 (1991) ("Property that is properly exempted under § 522 is (with some exceptions) immunized against liability for prebankruptcy debts. § 522(c). No property can be exempted (and thereby immunized), however, unless it first falls *within* the bankruptcy estate.") (emphasis in original).

Assets owned by an LLC are not assets of an LLC member's bankruptcy estate. *Abrahim & Sons Enters. v. Equilon Enters.*, 292 F.3d 958, 963 (9th Cir. 2002) ("Once members contribute assets to an LLC, those assets become capital of the LLC and the members lose any interest they had in the assets."). The Ninth Circuit Bankruptcy Appellate Panel has denied a claimed homestead exemption in a residence owned by an LLC in which the debtor was a member. *Schaefers v. Blizzard Energy, Inc. (In re Schaefers)*, 623 B.R. 777, 783 (B.A.P. 9th Cir. 2020). *See also, In re Farokhirad*, 8:21-bk-10026-MW, ECF No. 98 (Bankr. C.D. Cal. Apr. 29, 2021) (sustaining chapter 7 trustee's objection to a debtor's claimed homestead exemption under CCP § 704.730 where title to the property was held by an LLC in which debtor was the sole member).

B. Homestead Exemption

California provides two alternative homestead exemptions: the declared homestead exemption set forth in CCP §§ 704.910-704.995, and the automatic homestead exemption set forth in CCP §§ 704.710-704.850. *In re Sain*, 584 B.R. 325, 328 (Bankr. S.D. Cal. 2018). Because declared homesteads apply to voluntary sales, they generally do not arise in bankruptcy cases. *Id*.

In this case, Debtor's most recent Schedule C claimed an exemption under the automatic homestead exemption.⁶ Hays Decl. Ex. 10 at 103 (Eighth Amended Schedules, claiming a \$600,000 exemption in the Property pursuant to CCP § 704.730).

⁶ In the Second Amended Schedules, Debtor asserts that that she recorded a "Homestead Declaration . . . with OC Clerk Recorder 7/9/2021@12:48 p.m.," approximately 90 minutes before her petition was filed. Hays Decl. Ex. 4 at 50. Further, on March 11, 2022, as Docket No. 74, Debtor filed a "Verification of Declaration of Homestead filed with Orange County Clerk Recorder."

Section 704.730(a) of the CCP provides:

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(a) The amount of the homestead exemption is the greater of the following:

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(1) The countywide median sale price for a single-family home in the calendar year prior to the calendar year in which the judgment debtor claims the exemption, not to exceed six hundred thousand dollars (\$600,000).

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(2) Three hundred thousand dollars (\$300,000).

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The automatic homestead exemption protects a debtor from a forced sale. Cal. Code Civ. P. § 704.720(a) ("A homestead is exempt from sale under this division" (Division 2 - Enforcement of

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Money Judgments)); id. § 704.740(a) ("a dwelling may not be sold under this division to enforce a

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money judgment except pursuant to a court order for sale obtained under this article" (Article 4 -

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Homestead Exemption)); id. § 704.740(b) ("If the dwelling is personal property... an exemption

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claim shall be made and determined as provided in Article 2 (Article 2 - Procedure for Claiming

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Exemptions)). The filing of a bankruptcy petition constitutes a forced sale. Diaz v. Kosmala (In re

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Diaz), 547 B.R. 329, 334 (B.A.P. 9th Cir. 2016); Kelley v. Locke (In re Kelley), 300 B.R. 11, 17, 20

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(B.A.P. 9th Cir. 2003).

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2014 Bankr.LEXIS 1391, at *10 (Bankr. C.D. Cal. Mar. 28, 2014); see also Harrington v. Ainsworth

A debtor's right to claim an exemption is determined as of the petition date. *In re Reade*,

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(In re Harrington), 2005 Bankr.LEXIS 3379, at *8 (B.A.P. 9th Cir. Aug. 22, 2005) (noting that the

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homestead exemptions set forth in CCP § 704.730(a) depend on whether the debtor is eligible for an

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exemption as of the petition date).

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Debtor submitted the homestead declaration pursuant to § 704.930 of the CCP, meaning that it pertains to the declared homestead. *See Kelley v. Locke (In re Kelley)*, 300 B.R. 11, 17-18 (B.A.P. 9th Cir. 2003) (noting that the declared homestead exemption set forth in CCP §§ 704.910-704.995 requires recordation of a declaration of homestead). But, declared homesteads are not applicable to sales by a bankruptcy trustee. *See In re Sain*,

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of homestead). But, declared homesteads are not applicable to sales by a bankruptcy trustee. *See In re Sain*, 584 B.R. 325, 329 (Bankr. S.D. Cal. 2018) (indicating that only the automatic homestead was available to a debtor who held a recorded declaration of homestead, because the debtor had not elected a declared

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homestead exemption in his schedules, and declared homesteads are not applicable to sales by bankruptcy trustees); see also In re Kelley, 300 B.R. at 21 (noting that in the bankruptcy context, a debtor's declaration of homestead "helps him not at all, as the additional benefits conferred in Article 5 [Sections 704.910-704.995]

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would benefit him only in the situation of a <u>voluntary</u> sale") (emphasis in original).

California law defines a "homestead" as:

the principal dwelling (1) in which the judgment debtor or the judgment debtor's spouse resided on the date the judgment creditor's lien attached to the dwelling, and (2) in which the judgment debtor or the judgment debtor's spouse resided continuously thereafter until the date of the court determination that the dwelling is a homestead.

Cal. Code Civ. P. § 704.710(c).

A "manufactured home together with the outbuildings and land upon which they are situated" is eligible for a homestead exemption. Cal. Code Civ. Proc. § 704.710(a)(2) (defining "dwelling"). An LLC interest, however, does not qualify for a homestead exemption. *Schaefers v. Blizzard Energy, Inc. (In re Schaefers)*, 623 B.R. 777, 783 (B.A.P. 9th Cir. 2020) (indicating that California's residential exemption is inapplicable to interests in an LLC, which are personal property interests outside the statutory definition of homestead under CCP § 704.710(c)).

Specifically, where title to a residential property is held by an LLC rather than a debtor personally, the debtor cannot claim a homestead exemption in that property. *See In re Schaefers*, 623 B.R. at 783, 785 (holding that a debtor could not claim a homestead exemption in the property where he resided because he admitted that the property was owned by an LLC); *In re Farokhirad*, 8:21-bk-10026-MW, ECF No. 98 (Bankr. C.D. Cal. Apr. 29, 2021) (sustaining a chapter 7 trustee's objection to a debtor's claimed homestead exemption under CCP § 704.730 where title to the property was held by an LLC in which one of the debtors was the sole member). The rationale for these rulings is that an LLC is a separate and distinct legal entity from its owners or members, and the LLC members have no interest in the company's assets. *In re Schaefers*, 623 B.R. at 783.

C. Burden of Proof

California, by statute, regulates the burden of proof regarding its exemptions. *In re Tallerico*, 532 B.R. 774, 780 (Bankr. E.D. Cal. 2015). CCP § 704.780(a)(1) provides:

The burden of proof at the hearing is determined in the following manner:

(1) If the records of the county tax assessor indicate that there is a current homeowner's exemption or disabled veteran's exemption for the dwelling claimed by the judgment debtor or the judgment debtor's spouse, the judgment creditor has the burden of proof that the dwelling is not a homestead. If the records of the county tax assessor indicate that there is not a current homeowner's exemption or disabled veteran's exemption for the dwelling claimed by the judgment debtor or the judgment

debtor's spouse, the burden of proof that the dwelling is a homestead is on the person who claims that the dwelling is a homestead.

California law allocates the burden of proof on a homestead based on the records of the county tax assessor. CCP § 704.780(a). See also, In re Tallerico, 532 B.R. 774, 780 (Bankr. E.D. Cal. 2015); Diaz v. Kosmala (In re Diaz), 547 B.R. 329, 336-37 (B.A.P. 9th Cir. 2016) (holding that where a state law exemption statute specifically allocates the burden of proof to the debtor, Rule 4003(c) does not change that allocation) (citing Raleigh v. Ill. Dep't of Revenue, 530 U.S. 15 (2000)).

D. Because J-Sandcastle LLC was the Property's owner of record on the Petition Date, the Property did not become property of the estate subject to any exemption.

Here, Debtor bears the burden of proof to show entitlement to the homestead exemption because the Orange County Treasurer-Tax Collector records do not indicate that there is a "current homeowner's exemption or disabled veteran's exemption" for the Property. A true and correct copy of the 2021-22 tax bill for the Property is attached to the Hays Declaration as Exhibit 24, and, for reference, a true and correct copy of the tax bill for 16222 Monterey Lane, Space #375, Huntington Beach, CA 92649, which reflects a \$7,000 homeowner's exemption, is attached to the Hays Declaration as Exhibit 25. See also McBeth v. Karr (In re Karr), 2006 Bankr. LEXIS 4801, at *15-17 n.3 (B.A.P. 9th Cir. Oct. 2, 2006) (noting that California law allocates the burden of proof on a homestead based on the records of the county tax assessor). Debtor cannot meet this burden because the HCD records show that J-Sandcastle LLC was the Property's owner of record on the Petition Date.

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⁷ Although Debtor claims to have recorded a Homestead Declaration, she did so with the Orange County Clerk-Recorder, not the Orange County Treasurer-Tax Collector. Further, a declaration of homestead does not pertain to the automatic homestead exemption. See In re Sain, supra.

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According to an HCD webpage, for a manufactured home or manufactured home titled with the HCD with a decal number that begins with the letter 'L,' such as the Property here,⁸ certain "documents and fees" must be submitted to the HCD to "transfer ownership." A true and correct copy of the HCD webpage is attached to the Hays Declaration as **Exhibit 26.** Fees can be paid by card. A true and correct copy of the HCD webpage for submission of a payment is attached to the Hays Declaration as **Exhibit 27.** The HCD's payment portal provides a way to submit payment for "any Codes and Standards transactions that require payment," including "Manufactured home/manufactured home title transfers." Hays Decl. Ex. 27 at 227.

Based on Debtor's 2021 bank statements and the 2021 HCD title searches for the Property, there is a correlation between Debtor's submission of payments to the HCD and changes to the Property's title information:

Date	Significance of Date	Citation
2/18/2021	\$81 payment from Debtor to HCD	Bank Statements at 7
	Update to "Title Date" and "Reg Card" per HCD title	
	records. J-Sandcastle LLC shown as registered	
	owner, and Ronald Pierpont and Jpad LLC shown as	
2/24/2021	legal owners.	June 7, 2021 Title Search
7/9/2021	Petition Date	BK Docket #1
7/18/2021	\$116 payment from Debtor to HCD	Bank Statements at 21
7/20/2021	\$25 payment from Debtor to HCD	Bank Statements at 21
7/27/2021	Three \$35 payments from Debtor to HCD	Bank Statements at 20
7/28/2021	\$35 payment from Debtor to HCD	Bank Statements at 20
	Update to "Title Date" and "Reg Card" per HCD title	
	records. Debtor shown as registered owner per a	
8/3/2021	transfer on February 25, 2021.	August 10, 2021 Title Search
8/5/2021	\$35 payment from Debtor to HCD	Bank Statements at 19
8/11/2021	\$81 payment from Debtor to HCD	Bank Statements at 19
	Update to "Title Date" and "Reg Card" per HCD title	
	records. Debtor shown as registered owner per a	
	transfer on February 25, 2021. J-Pad LLC shown as	September 21, 2021 Title
8/12/2021	legal owner.	Search

As of June 7, 2021—about a month before the Petition Date—the Property's registered owner was J-Sandcastle LLC, and the legal owners were Pierpont and J-Pad LLC. Hays Declaration

⁸ The Property has Decal No. LBM1081. *See, e.g.*, Hays Decl. Ex. 21 at 169 (Certificate of Title attached to the July 2021 HCD Transaction).

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Ex. 17 at 142 (June 7, 2021, Title Search). The June 7, 2021, Title Search did not note any pending applications for title or registration change that might have added Debtor as the registered or legal owner of the Property before the Petition Date. Compare Hays Declaration Ex. 18 at 143 (Aug. 10, 2021, Title Search noting that an application for title or registration change was pending with the HCD), with Hays Declaration Ex. 17 at 142 (June 7, 2021, Title Search which does not include any such note).

And, Debtor paid no fees to the HCD between June 7, 2021, and the Petition Date that could have effectuated a change in title. See Hays Decl.: Ex. 26 (HCD webpage, indicating that "documents and fees" must be submitted to the HCD to transfer ownership of a manufactured home or manufactured home) (emphasis added); Ex. 272 (HCD payment portal, indicating that manufactured home/manufactured home title transfers require payment).

Further, the July 2021 HCD Transaction had a transaction date of July 14, 2021—five days after the Petition Date—and included a certificate of title showing J-Sandcastle LLC as the Property's registered owner and Pierpont and J-Pad LLC as the Property's legal owners. Hays Declaration Ex. 21 at 171. Included in this post-petition transaction was a document to add Debtor as the Property's "New Registered Owner." Id. at 172 (emphasis added). Also attached was a County of Orange "Tax Clearance Certificate" issued and executed on the Petition Date, which gave the Property's "Current Registered Owner" as J-Sandcastle LLC. *Id.* at 191. The August 2021 HCD Transaction did include a certificate of title showing Debtor as the Property's registered owner, but according to the certificate, title was issued on August 3, 2021, nearly a month after the Petition Date. Hays Declaration Ex. 22 at 195. Indeed, Debtor's attempted payments to Houser Bros. regarding the Property were paid on behalf of J-Sandcastle LLC pre-petition, and only after the Petition Date did Debtor try to submit a payment in her own name. See Hays Decl. Ex. 23 at 203-222 (returned payments that Debtor tried to make to Houser Bros.).

The evidence is thus clear – on the Petition Date, the Property's registered owner was J-Sandcastle LLC, and the legal owners were Pierpont and J-Pad, LLC. Until the post-petition recordation with the HCD, any alleged transfer of title to Debtor personally was ineffective. See In re Farokhirad, Case No. 8:21-bk-10026-MW, ECF No. 98 (Bankr. C.D. Cal. Apr. 29, 2021)

Alternatively, § 522(p) imposes a \$170,350 cap on any exemption **Debtor can claim in the Property.**

11 U.S.C. § 522(p) imposes a monetary limit of \$170,350 on the amount of a debtor's interest in homestead property that may be exempted to the extent that there has been an acquisition of a homestead interest within a period of 1,215 days before the commencement of the case.

4 COLLIER ON BANKRUPTCY P 522.13[1] (2022). It provides, in relevant part:

[A]s a result of electing under subsection (b)(3)(A) to exempt property under State or local law, a debtor may not exempt any amount of interest that was acquired by the debtor during the 1215-day period preceding the date of the filing of the petition that exceeds in the aggregate \$170,350 in value in—

- (A) real or personal property that the debtor or a dependent of the debtor uses as a residence; ... or
- (D) real or personal property that the debtor or dependent of the debtor claims as a homestead.

11 U.S.C. § 522(p)(1).

Section 522(p) applies when a debtor seeks to exempt an interest in homestead property under § 522(b)(3)(A) by claiming exemptions under state law or local law. 4 COLLIER ON BANKRUPTCY P 522.13[1] (2022). "Section 522(p) applies in all cases regardless of whether a state has opted out of federal bankruptcy exemptions." *In re Narita*, 2008 Bankr.LEXIS 5174, at *11

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(Bankr. D. Nev. Jan. 10, 2008) (citation omitted). California has opted out of the federal exemption scheme and provides its own bankruptcy exemptions. Cal. Code Civ. P. § 703.130; *Phillips v. Gilman (In re Gilman)*, 887 F.3d 956, 964 (9th Cir. 2018).

To the extent this Court finds that, on the Petition Date, Debtor held title to the manufactured home and thus is eligible to claim an exemption, any such is capped at \$170,350 pursuant to Section 522(p). Debtor claims a \$600,000 homestead exemption in the Property pursuant to § 704.730 of the CCP. Hays Decl. Ex. 10 at 103. She further values the Property at \$235,000 in her schedules. *See, e.g.*, Hays Decl. Ex. 2 at 33 (Debtor's Original Schedules, valuing the Property at \$235,000). Yet, J-Sandcastle LLC acquired the Property from Lisa Ryan on November 1, 2018, and Debtor acquired her interest in the Property in 2021. *See* Hays Decl., Ex. 12 at 115 (Jan. 18, 2019, Title Search, showing that the Property was transferred to J-Sandcastle LLC on November 1, 2018); Ex. 13 at 116-117 (Ryan Release Form, indicating that the Property was transferred to J-Sandcastle LLC from Lisa Ryan on November 1, 2018); Ex. 14 at 118-119 (Notice of Sale, same); Ex. 18 at 143 (August 10, 2021, Title Search, providing that the Property's registered owner was "Jamie Lynn Gallian," with "Last Title Date" and "Last Reg Card" as August 10, 2021). These dates are well within the 1,215-day period before the Petition Date, which is between March 12, 2018, and July 9, 2021. Therefore, any allowed exemption must be limited to \$170,350 pursuant to 11 U.S.C. § 522(p).

4. Conclusion

Assets owned by an LLC are not property of an individual member's bankruptcy estate. As stated by the Supreme Court in *Owen*, "No property can be exempted (and thereby immunized), however, unless it first falls within the bankruptcy estate." Debtor's claimed exemption in the Property thus fails. In the alternative, any allowed exemption must be capped at \$170,350.

Movant thus respectfully requests that the Court enter an order:

1) Granting this Motion;

⁹ Contra, In re McNabb, 326 B.R. 785 (Bankr. D. Ariz. 2005).

Main Document Page 20 of 259 2) Sustaining the objection to Debtor's claimed homestead exemption under CCP § 704.730, 1 2 and disallowing any claim of exemption by Debtor in the Property pursuant to CCP § 704.730; 3 4 3) Alternatively, finding that any allowed exemption be capped at \$170,350 pursuant to 11 U.S.C. § 522(p); and 5 4) Awarding such other and further relief as the Court deems just and proper. 6 7 DATED: May 12, 2022 MARSHACK HAYS LLP 8 /s/ D. Edward Hays 9 By: D. EDWARD HAYS 10 LAILA MASUD 11 BRADFORD N. BARNHARDT Attorneys for Movant and Creditor, 12 HOUSER BROS. CO. dba RANCHO DEL REY MOBILE HOME ESTATES 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

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Declaration of D. Edward Hays

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I, D. EDWARD HAYS, say and declare as follows:

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1. I am an individual over 18 years of age and competent to make this Declaration.

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2. If called upon to do so, I could and would competently testify as to the facts set forth in this Declaration.

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3. The facts set forth below are true of my personal knowledge.

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4. I am an attorney at law duly admitted to practice before this Court and all courts of the State of California.

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5. I am a partner in the law firm of Marshack Hays LLP, attorneys of record for Houser Bros. Co., dba Rancho Del Rey Mobile Home Estates ("Houser Bros.").

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6. I make this Declaration in support of the "Notice of Motion and Motion Objecting to Debtor's Claimed Homestead Exemption" ("Motion").

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7. Capitalized terms not defined in this Declaration have the meaning ascribed to them in the Motion.

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8. A table reflecting the information contained in Debtors' multiple sets of amended schedules is attached as **Exhibit 1.**

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9. A true and correct copy of Debtor's Original Schedules¹⁰ filed July 9, 2021, as Docket #1 is attached as **Exhibit 2**.

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10. A true and correct copy of Debtor's First Amended Schedules filed September 7, 2021, as Docket #15 is attached as **Exhibit 3**.

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11. A true and correct copy of Debtor's Second Amended Schedules filed September22, 2021, as Docket #s 16-17 is attached as Exhibit 4.

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12. A true and correct copy of Debtor's Third Amended Schedules filed October 14, 2021, as Docket #22 is attached as **Exhibit 5**.

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For the sake of brevity, all schedules, other than Debtor's Eighth Amended Schedules, will include only Schedules A/B and D, as applicable. Debtor's Eighth Amended Schedules will also include Schedule C.

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- 13. A true and correct copy of Debtor's Fourth Amended Schedules filed November 16, 2021, as Docket #37 is attached as **Exhibit 6**.
- 14. A true and correct copy of Debtor's Fifth Amended Schedules filed November 22, 2021, as Docket #38 is attached as **Exhibit 7**.
- 15. A true and correct copy of Debtor's Sixth Amended Schedules filed November 23, 2021, as Docket #39 is attached as **Exhibit 8**.
- 16. A true and correct copy of Debtor's Seventh Amended Schedules filed December 1, 2021, as Docket #42 is attached as **Exhibit 9**.
- 17. A true and correct copy of Debtor's Eighth Amended Schedules filed March 11, 2022, as Docket #72 is attached as **Exhibit 10**.
- 18. A true and correct copy of Debtor's Ninth Amended Schedules filed March 15, 2022, as Docket #75 is attached as **Exhibit 11**.
- 19. On November 10, 2021, I received from Chris Houser ("Mr. Houser") a California Department of Housing and Community Development ("HCD") "Title Search" printed January 18, 2019 ("Jan. 18, 2019, Title Search"). A true and correct copy of the Jan. 18, 2019, Title Search, provided to me, is attached as **Exhibit 12**.
- 20. A true and correct copy of the Ryan Release Form, provided to me, is attached as **Exhibit 13**.
- 21. A true and correct copy of the Notice of Sale, provided to me, is attached as **Exhibit 14**.
- 22. On November 10, 2021, I received from Mr. Houser an HCD "Title Search" printed July 23, 2020 ("July 23, 2020, Title Search"). A true and correct copy of the July 23, 2020, Title Search, provided to me, is attached as **Exhibit 15**.
- 23. On or around October 20, 2021, I received an e-mail from the office of Chapter 7 Trustee Jeffrey Golden which contained copies of the Bank of America, N.A. statements of Debtor regarding a debit card ending -7357 for the period starting December 13, 2020, through October 12, 2021 ("Bank Statements"). A true and correct copy of the Bank Statements provided to me is attached as **Exhibit 16**.

- 24. On November 10, 2021, I received from Mr. Houser an HCD "Title Search" printed June 7, 2021 ("June 7, 2021, Title Search"). A true and correct copy of the June 7, 2021, Title Search provided to me is attached as **Exhibit 17**.
- 25. On November 10, 2021, I received from Mr. Houser an HCD "Title Search" printed August 10, 2021 ("Aug. 10, 2021, Title Search"). A true and correct copy of the Aug. 10, 2021, Title Search provided to me is attached as **Exhibit 18**.
- 26. On November 10, 2021, I received from Mr. Houser an HCD "Title Search" printed September 21, 2021 ("Sept. 21, 2021, Title Search"). A true and correct copy of the Sept. 21, 2021, Title Search provided to me is attached as **Exhibit 19**.
- 27. A true and correct copy of the February 2021 HCD Transaction provided to me is attached as **Exhibit 20**.
- 28. A true and correct copy of the July 2021 HCD Transaction provided to me is attached as **Exhibit 21**.
- 29. A true and correct copy of the August 2021 HCD Transaction provided to me is attached as **Exhibit 22**.
- 30. I am informed and believe that between February 1, 2021, and July 30, 2021, Debtor/J-Sandcastle LLC attempted to make payments to Houser Bros. regarding the Property. True and correct copies of the returned payments from Debtor/J-Sandcastle LLC to Houser Bros. provided to me are attached as **Exhibit 23**.
- 31. A true and correct copy of the Orange County Treasurer-Tax Collector "2021-22 Secured Property Tax Bill" for 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649 (the "Property"), available at http://oct.estreamone.com/Show.aspx?parcel=891-569-62&year=2021, as of May 2, 2022, is attached as **Exhibit 24**.
- 32. A true and correct copy of the Orange County Treasurer-Tax Collector "2021-22 Secured Property Tax Bill" for 16222 Monterey Lane, Space #375, Huntington Beach, CA 92649, available at http://oct.estreamone.com/Show.aspx?parcel=891-563-75&year=2021, as of May 2, 2022, is attached as **Exhibit 25**.

Schedules	Sch. A/B re:	Sch. A/B re: J-	Sch. A/B re: J-	Sch. D re: liens
	Property	Sandcastle	Pad, LLC	
		LLC		
Original	Debtor scheduled	Debtor	Debtor	Schedule D
Schedules, filed	a \$235,000	scheduled a	scheduled a	listed a
July 9, 2021, as	interest in the	100% interest in	33.33% interest	\$175,000
Docket #1,	Property, noting:	J-Sandcastle	in J-Pad, LLC,	secured claim of
Hays Decl. Ex.	"Registered Title	LLC. According	noting: "only	J-Pad, LLC and
2	with HCD	to Debtor,	purpose is to	Pierpont against
	Debtor's single	"Purpose is to	hold a note and	the Property
	member LLC, J-	hold Registered	UCC-1 filing on	perfected
	Sandcastle Co,	title with HCD,	Debtor's	August 20,
	LLC."	to Debtor's	primary	2020.
		primary	residence."	
		residence."		
First Amended	Debtor scheduled	Debtor	Debtor	No amended
Schedules, filed	a \$235,000	scheduled a	scheduled a	schedule D was
September 7,	interest in the	100% interest in	33.33% interest	filed.
2021, as Docket	Property,	J-Sandcastle	in J-Pad, LLC,	
#15, Hays Decl.	indicating:	LLC. According	with the	
Ex. 3	"Registered	to Debtor:	following	
	Owner, Jamie	"Original	information:	
	Lynn Gallian with	purpose of LLC	"Entity Assets	
	HCD perfected	was to hold	include	
	2/25/2021."	HCD	Certificate of	
		Registration to	Title with HCD,	

		Debtor's	perfected	
		residence. HCD	1/14/2019, LBM	
		Registration was	1081; 2014	
		transferred to	Skyline Custom	
		debtor on	Villa	
		2/25/2021."	Manufactured	
			Home UCC-1	
			Manufactured	
			Home Financing	
			Statement	
			perfected	
			1/14/2019,	
			against personal	
			property located	
			at 16222	
			Monterey Lane,	
			Space 376,	
			Huntington	
			Beach, CA	
			92649."	
Sacond	Dobtor achadulad	Dahtor		Dobtor's
Second	Debtor scheduled	Debtor	Debtor	Debtor's
Amended	a \$235,000	scheduled a	scheduled a 1/7	Schedule D
Schedules, filed	interest in the	100% interest in	interest in J-Pad,	included a
September 22,	Property,	J-Sandcastle	LLC, noting:	\$175,000
2021, as Docket	indicating: "HCD	LLC, indicating:	"Only purpose is	secured claim of
#s 16-17, Hays	COT Registration	"Debtor	to hold HCD	J-Pad, LLC;

Decl. Ex. 4	transferred	Purchased home	Certificate of	Steven and
	2/25/2021, from J-	on 11/1/2018	Title, perfected	Brian Gallian;
	Sandcastle Co	HCD	1/14/2019 of	EJ Gallian;
	LLC Debtor's	Registered to J-	debtors primary	Justin Barclay;
	single member	Sandcastle Co	residence"	Pierpont; Robert
	LLC, to Debtor	LLCJ-		Pierpont; and
	Debtor	Sandcastle Co		Debtor, against
	Homestead	LLC transferred		the Property.
	Declaration filed	Registration to		
	with OC Clerk	Jamie Lynn		
	Recorder	Gallian,		
	7/9/2021@12:48	perfected with		
	p.m."	HCD 2/25/2021		
Third Amended	Debtor scheduled	Debtor	Debtor	Debtor's
Schedules, filed	a \$275,000	scheduled a	scheduled a 70%	Schedule D
October 14,	interest in the	100% interest in	interest in J-Pad,	included a
2021, as Docket	Property,	J-Sandcastle	LLC, indicating:	\$225,000
#22, Hays Decl.	indicating:	LLC, adding:	"J-Pad, LLC	secured claim of
Ex. 5	"Title/Registration	"Note payable	holds COT	J-Pad, LLC, and
	through HCD;	in the	perfected with	Steven and
	LBM 1081 to	approximate	HCD. Holder of	Brian Gallian
	Debtor."	amount of	UCC-1,	against the
		\$225,000.00,	perfected	Property.
		dated	1/14/2019,	
		11/16/2018,	secured Note	

		T	T	
		secured by	receivable	
		UCC-1,	\$225,000.00	
		perfected	• • •	
		1/14/2019"		
Fourth	Debtor scheduled	Debtor	Debtor	No amended
Amended	a \$235,000	scheduled a	scheduled a 33-	Schedule D was
Schedules, filed	interest in the	100% interest in	1/3% interest in	filed.
November 16,	Property.	J-Sandcastle	J-Pad, LLC,	
2021, as Docket		LLC, indicating:	noting: "J-Pad,	
#37, Hays Decl.		"Original	LLC Holder of	
Ex. 6		purpose of LLC	COTA perfected	
		was to hold	1/14/2019.	
		HCD	UCC-1 AD filed	
		Registration to	1/14/2019, 30-	
		Debtor's	yr.	
		residence. HCD	Manufactured	
		Registration was	Home	
		transferred to	Transaction	
		debtor on	secured by	
		2/25/2021 "	LBM1081,	
			located on APN	
			178-011-16,	
			Tract 10542,	
			Unit 4, Lot 376.	
			J-Pad, LLC	
			Holder of	

			Security	
			Agreement,	
			dated 11/16/18,	
			Promissory Note	
			(\$175,000 &	
			\$88,000).	
			Matures 2048	
			. Debtor	
			manages 100%."	
Fifth Amended	Debtor scheduled	Debtor	Debtor	No amended
Schedules, filed	a \$235,000	scheduled a	scheduled a	Schedule D was
November 22,	interest in the	100% interest in	100% interest in	filed.
2021, as Docket	Property,	J-Sandcastle	J-Pad, LLC,	
#38, Hays Decl.	indicating that the	LLC, adding:	noting: "J-Pad,	
Ex. 7	Property was	"Original	LLC, Holder of	
	"Registered to	purpose of LLC	COTA perfected	
	Debtor" with	was to hold	1/14/2019."	
	"HCD COTA	HCD		
	perfected	Registration to		
	1/14/2019."	Debtor's		
		residence. HCD		
		Registration was		
		transferred to		
		debtor on		
		2/25/2021 "		
Sixth Amended	Debtor scheduled	Debtor	Debtor	No amended

Schedules, filed	a \$235,000	scheduled a	scheduled a	Schedule D was
November 23,	interest in the	100% interest in	100% interest in	filed.
2021, as Docket	property, stating	J-Sandcastle	J-Pad, LLC,	
#39, Hays Decl.	that the Property	LLC, with the	with the same	
Ex. 8	was "Registered	same note as in	note as in the	
	to Debtor. HCD	the Fifth	Fifth Amended	
	COTA perfected	Amended	Schedules.	
	1/14/2019."	Schedules.		
Seventh	No amended	No amended	No amended	Debtor's
Amended	Schedule A/B was	Schedule A/B	Schedule A/B	Seventh
Schedules, filed	filed.	was filed.	was filed.	Amended
December 1,				Schedules list a
2021, as Docket				\$225,000
#42, Hays Decl.				secured claim of
Ex. 9				Debtor and
				Steven and
				Brian Gallian
				against the
				Property.
Eighth	Debtor scheduled	Debtor	Debtor	No amended
Amended	a \$235,000	scheduled a	scheduled a	Schedule D was
Schedules, Filed	interest in the	100% interest in	100% interest in	filed.
March 11, 2022,	Property.	J-Sandcastle	J-Pad, LLC,	
as Docket #72,		LLC, noting,	which she	
Hays Decl. Ex.		among other	valued at \$500.	
10		things, "Debtors		

		[sic] primary residence is 16222 Monterey Ln. Unit 376"		
Ninth Amended	No Amended	No Amended	No Amended	Debtor
Schedules, Filed	Schedule A/B was	Schedule A/B	Schedule A/B	scheduled a \$0
March 15, 2022,	filed.	was filed.	was filed.	claim against
as Docket #75,				the Property
Hays Decl. Ex.				held by the
11				Orange County
				Assessor; a
				\$46,138 claim
				against the
				Property held by
				Janine Jasso
				regarding an
				Orange County
				Superior Court
				("OCSC")
				judgment; \$0
				claims against
				the Property
				held by Jennifer
				Paulin, Lindy
				Beck, Lori

		Burrett, Lee
		Gragnano, and
		Theodore
		Phillips,
		regarding OCSC
		judgments; a
		\$9,265 claim
		against the
		Property held by
		the Huntington
		Beach Gables
		Homeowners
		Association
		regarding an
		OCSC
		judgment; a
		\$319,653.59
		claim against
		the Property
		held by the
		Huntington
		Beach Gables
		Homeowners
		Association
		regarding an
		OCSC

		judgment; a \$0
		claim against
		the Property
		held by BS
		Investors LP; a
		\$0 claim against
		the Property
		held by Houser
		Bros.; a \$0
		claim against
		the Property
		held by S4, a
		California
		Limited
		Partnership; a
		\$46,138 claim
		against the
		Property held by
		Huntington
		Beach Gables
		Homeowners
		Association
		regarding an
		OCSC
		judgment; a
		\$319,653.19

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		claim against
		the Property
		held by the
		Huntington
		Beach Gables
		Homeowners
		Association
		regarding an
		OCSC
		judgment; a
		\$3,070 claim
		against the
		Property held by
		the Huntington
		Beach Gables
		Homeowners
		Association
		regarding an
		OCSC
		judgment; a
		\$13,229.34
		claim against
		the Property
		held by the
		People of the
		State of

		California
		regarding an
		OCSC
		judgment; and a
		\$13,229.34
		claim against
		the Property
		held by Janine
		Jasso for civil
		attorney's fees
		regarding an
		OCSC
		judgment.

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Difficial Form 106A/B Schedule A/B: Property 12/15 sech category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where yet ink it fits best. Be as complete and accurate as possible. If two married people are filling together, both are equally responsible for supplying correct formation. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). In one space is needed, attach a separate sheet to this form. On the top of any additional pa		ain Document Page 12 of 60		
Pictor 2 Spouse, if filing) First Name Middle Name Last Name Last Name Last Name Case number Chrick if this is amended filing Difficial Form 106A/B Case number 12/15 Sechedule A/B: Property 12/15 sech category, suppartely list and describe items. List an asset only once. If an asset filing logibler, both are equally responsible for supplying once it is a filing logibler, both are equally responsible for supplying once it is fill better than one category, list the asset in the category where ye is left. It is best. Be as complete and describe items. List an asset only once. If an asset filing logibler, both are equally responsible for supplying once it is high best. Be as complete and scribe items. List an asset only once. If an asset filing logibler, both are equally responsible for supplying once it is high best. Be as complete and scribe as possible. If two married people are filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once it is a mended filing. In the category where ye is the filing logibler. Both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing logibler, both are equally responsible for supplying once. If an asset filing lo	Fill in this information to identify your case and t	his filing:		
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Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on Schedule G: Executory Contracts and Unexpired Leases.

Official Form 106A/B

Schedule A/B: Property

page 1

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Main Document Filed 07/09/21 Entered 07/09/21 14:15:51 Case 8:21-bk-11710-ES Doc 1 Main Document Page 13 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) 3. Cars, vans, trucks, tractors, sport utility vehicles, motorcycles □ No Yes Do not deduct secured claims or exemptions. Put Make: Kia Who has an interest in the property? Check one the amount of any secured claims on Schedule D: **Sportage** Model: Debtor 1 only Creditors Who Have Claims Secured by Property. 2020 Debtor 2 only Current value of the Current value of the Approximate mileage: Debtor 1 and Debtor 2 only entire property? portion you own? Other information At least one of the debtors and another Location: 16222 Monterey Ln \$0.00 #376, Huntington Beach CA ☐ Check if this is community property \$0.00 (see instructions) 92649 (LEASE) 4. Watercraft, aircraft, motor homes, ATVs and other recreational vehicles, other vehicles, and accessories Examples: Boats, trailers, motors, personal watercraft, fishing vessels, snowmobiles, motorcycle accessories **■** No ☐ Yes 5 Add the dollar value of the portion you own for all of your entries from Part 2, including any entries for \$0.00 pages you have attached for Part 2. Write that number here......=> Part 3: Describe Your Personal and Household Items Do you own or have any legal or equitable interest in any of the following items? Current value of the portion you own? Do not deduct secured claims or exemptions. 6. Household goods and furnishings Examples: Major appliances, furniture, linens, china, kitchenware Yes. Describe..... Location: 16222 Monterey Ln #376, Huntington Beach CA 92649 \$4.500.00 7. Electronics Examples: Televisions and radios; audio, video, stereo, and digital equipment; computers, printers, scanners; music collections; electronic devices including cell phones, cameras, media players, games Yes. Describe Wall Television, Computer, Printer. \$ 500.00

☐ No.

Location: 16222 Monterey Ln #376, Huntington Beach CA 92649

8. Collectibles of value

Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; stamp, coin, or baseball card collections; other collections, memorabilia, collectibles

■ No

☐ Yes. Describe.....

9. Equipment for sports and hobbies

Examples: Sports, photographic, exercise, and other hobby equipment; bicycles, pool tables, golf clubs, skis; canoes and kayaks; carpentry tools; musical instruments

■ No

☐ Yes. Describe.....

10 Firearms

Examples: Pistols, rifles, shotguns, ammunition, and related equipment

☐ Yes. Describe.....

Official Form 106A/B

Schedule A/B: Property

page 2

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Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Main Document Page 14 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) 11. Clothes Examples: Everyday clothes, furs, leather coats, designer wear, shoes, accessories ☐ No Yes. Describe..... Location: 16222 Monterey Ln #376, Huntington Beach CA 92649 \$1,000.00 12. Jewelry Examples: Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver Yes. Describe 20 year old Movado Wrist-watch 40th birthday gift; Costume jewelry from Mother and ☐ No Grandmother Misc/ sized rings, various non-gold chains and bracelets, earrings. \$1,000.00 Location: 16222 Monterey Ln #376, Huntington Beach CA 92649 13. Non-farm animals Examples: Dogs, cats, birds, horses 5-year old Rescued Wired Terrier Dog-White "Ammie" Yes. Describe Location: 16222 Monterey Ln #376, Huntington Beach CA 92649 ☐ No. 14. Any other personal and household items you did not already list, including any health aids you did not list ☐ Yes. Give specific information..... 15. Add the dollar value of all of your entries from Part 3, including any entries for pages you have attached \$7,000.00 for Part 3. Write that number here Part 4: Describe Your Financial Assets Do you own or have any legal or equitable interest in any of the following? Current value of the portion you own? Do not deduct secured claims or exemptions. 16. Cash Examples: Money you have in your wallet, in your home, in a safe deposit box, and on hand when you file your petition No ☐ Yes..... 17. Deposits of money Examples: Checking, savings, or other financial accounts; certificates of deposit; shares in credit unions, brokerage houses, and other similar institutions. If you have multiple accounts with the same institution, list each, □ No Institution name: Tes..... J-Sandcastle Co LLC - Chase - Un-cashed Tendered Space 376 Rent Checks \$ 8.050.00 Checking and Alliant Credit Union (Personal) Stimulus Ck 17.1 savings \$4,048.34 18. Bonds, mutual funds, or publicly traded stocks Examples: Bond funds, investment accounts with brokerage firms, money market accounts ■ No Institution or issuer name: 19. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including an interest in an LLC, partnership, and joint venture □ No Yes. Give specific information about them..... Name of entity: % of ownership:

Official Form 106A/B

Schedule A/B: Property

J-Sandcastle Co., LLC - Debtor's single member LLC (Purpose is to hold Registered title with HCD, to

Debtor's primary residence) LBM1081

\$0.00

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Best Case Bankruptcy

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Case 8:21-bk-11710-ES Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Main Document Page 15 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) J-Pad, LLC (Debtor owns 1/3 interest in LLC; only purpose is to hold a note and UCC-1 filing on Debtor's 33.33 primary residence) LBM1081 \$0.00 20. Government and corporate bonds and other negotiable and non-negotiable instruments Negotiable instruments include personal checks, cashiers' checks, promissory notes, and money orders. Non-negotiable instruments are those you cannot transfer to someone by signing or delivering them. Yes. Give specific information about them Issuer name: 21. Retirement or pension accounts Examples: Interests in IRA, ERISA, Keogh, 401(k), 403(b), thrift savings accounts, or other pension or profit-sharing plans □ No Yes. List each account separately. Type of account: Institution name **IRA** \$7,400.00 Fidelity 22. Security deposits and prepayments Your share of all unused deposits you have made so that you may continue service or use from a company Examples: Agreements with landlords, prepaid rent, public utilities (electric, gas, water), telecommunications companies, or others Houser Bros Co. dba Rancho Del Rey Mobilehome Estates Yes. Institution name or individual: Ground Lease Deposit (Ryan) Agreement Space 376 - 1/1/2006 \$ 686.00 23. Annuities (A contract for a periodic payment of money to you, either for life or for a number of years) ■ No ☐ Yes..... Issuer name and description. 24. Interests in an education IRA, in an account in a qualified ABLE program, or under a qualified state tuition program. 26 U.S.C. §§ 530(b)(1), 529A(b), and 529(b)(1). ■ No Institution name and description. Separately file the records of any interests.11 U.S.C. § 521(c): ☐ Yes..... 25. Trusts, equitable or future interests in property (other than anything listed in line 1), and rights or powers exercisable for your benefit ■ No ☐ Yes. Give specific information about them... 26. Patents, copyrights, trademarks, trade secrets, and other intellectual property Examples: Internet domain names, websites, proceeds from royalties and licensing agreements No Yes. Give specific information about them... 27. Licenses, franchises, and other general intangibles Examples: Building permits, exclusive licenses, cooperative association holdings, liquor licenses, professional licenses ☐ Yes. Give specific information about them... Money or property owed to you? Current value of the portion you own? Do not deduct secured claims or exemptions. 28. Tax refunds owed to you ■ No ☐ Yes. Give specific information about them, including whether you already filed the returns and the tax years......

29. Family support

Examples: Past due or lump sum alimony, spousal support, child support, maintenance, divorce settlement, property settlement

No

Official Form 106A/B

Schedule A/B: Property

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Doc 1 Filed 07/09/21 Entered 07/09/21 14:15:51 Desc Case 8:21-bk-11710-ES Main Document Page 16 of 60 Debtor 1 Jamie Lynn Gallian Case number (if known) ☐ Yes. Give specific information..... 30. Other amounts someone owes you Examples: Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation pay, workers' compensation, Social Security benefits; unpaid loans you made to someone else ☐ Yes. Give specific information.. 31. Interests in insurance policies Examples: Health, disability, or life insurance; health savings account (HSA); credit, homeowner's, or renter's insurance ☐ Yes. Name the insurance company of each policy and list its value. Company name: Beneficiary: Surrender or refund value: 32. Any interest in property that is due you from someone who has died If you are the beneficiary of a living trust, expect proceeds from a life insurance policy, or are currently entitled to receive property because someone has died. Father, DOD 6/17/2000, Charles J. Bradley, Jr. Probate OCSC \$ unknown 30-2017-00915711 Yes. Give specific information.. 33. Claims against third parties, whether or not you have filed a lawsuit or made a demand for payment Examples: Accidents, employment disputes, insurance claims, or rights to sue No Personal Injury: Against HOA Date of Injury 8/5/2018; Severe nerve injury to Yes. Describe each claim...... top of left foot and left wrist Injury; occurred in the HOA common area of APN \$ unknown 178-771-03, located on APN 178-011-16, 34. Other contingent and unliquidated claims of every nature, including counterclaims of the debtor and rights to set off claims □ No Personal injury claims against Huntington Beach Gables Homeowner's Association and Ind. Jesus Jasso Jr.; Yes. Describe each claim....... DOI: 8/5/2018; Case No.: 30-2020-01153679 \$ unknown Potential insurance bad faith claim against Mercury Insurance Failure to Indemnify; No lawsuit filed yet. Related to Case No(s).: 30-2017-00913985, 30-2017-00962999 \$ unknown Real estate failure to disclose, claim against previous homeowner Sandra Bradley; DOI: 04/11/2017; No lawsuit \$ unknown filed yet. Houser Bros Co GP dba Rancho Del Rey Mobilehome Estates Retaliation; Trespassing/Unlawful Entry; Wrongful Eviction; Forcible Detainer; Cruelty to an animal causing death. \$ unknown Failure to offer and execute rental agreement. 35. Any financial assets you did not already list ■ No ☐ Yes. Give specific information... 36. Add the dollar value of all of your entries from Part 4, including any entries for pages you have attached \$20,184.34 for Part 4. Write that number here..... Part 5: Describe Any Business-Related Property You Own or Have an Interest In. List any real estate in Part 1. 37. Do you own or have any legal or equitable interest in any business-related property? No. Go to Part 6. ☐ Yes. Go to line 38. Official Form 106A/B Schedule A/B: Property page 5

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Debtor 1 Jamie Lynn Gallian Case number (if known) Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest In. If you own or have an interest in farmland, list it in Part 1. 46. Do you own or have any legal or equitable interest in any farm- or commercial fishing-related property? No. Go to Part 7. Yes. Go to line 47. Describe All Property You Own or Have an Interest in That You Did Not List Above 53. Do you have other property of any kind you did not already list? Examples: Season tickets, country club membership ☐ Yes. Give specific information....... 54. Add the dollar value of all of your entries from Part 7. Write that number here \$0.00 Part 8: List the Totals of Each Part of this Form 55. Part 1: Total real estate, line 2 \$235,000.00 56. Part 2: Total vehicles, line 5 \$0.00 57. Part 3: Total personal and household items, line 15 \$ 7,000.00 58. Part 4: Total financial assets, line 36 \$ 20,184.34 59. Part 5: Total business-related property, line 45 \$0.00 60. Part 6: Total farm- and fishing-related property, line 52 \$0.00 61. Part 7: Total other property not listed, line 54 \$0.00 62. Total personal property. Add lines 56 through 61... \$27,184.34 Copy personal property total \$27,184.34 63. Total of all property on Schedule A/B. Add line 55 + line 62 \$262,184.34

Official Form 106A/B

Schedule A/B: Property

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		Main Document P	age 20	O of 60			
Fill in this inform	nation to identify yo	our case:					
Debtor 1	Jamie Lynn Ga	ıllian					
	First Name	Middle Name Last	Name		-		
Debtor 2 (Spouse if, filing)	First Name	Middle Name Last	Name		_		
H-it-d Ot-t D-	-1						
United States Bai	nkruptcy Court for the	EENTRAL DISTRICT OF CALIFORN	IIA		-		
Case number							
(if known)		· · · · · · · · · · · · · · · · · · ·			<u> </u>	if this is	an
1					amen	ded filing	
Official Form	106D						
		s Who Have Claims Sec	urod	hy Proport	***		40/45
Ochedale	D. Cieditois	Wild Have Claims Sec	ureu	by Propert	у		12/15
Be as complete and	l accurate as possible.	If two married people are filing together, bot out, number the entries, and attach it to this	h are equa	illy responsible for s	upplying correct informa	tion. If me	ore space
number (if known).	reactional Lago, mile	out, number the ontros, and attach it to this	ioiiii. Oii t	ine top or any addition	mai pages, write your na	ille and C	350
1. Do any creditors	have claims secured b	y your property?					
□ No. Check	this box and submit	this form to the court with your other sched	lules. You	have nothing else	to report on this form.		
Yes. Fill in	all of the information	below.					
Part 1: List Al	l Secured Claims						
2. List all secured of	claims. If a creditor has	more than one secured claim, list the creditor se	parately	Column A	Column B	Column	C
		s a particular claim, list the other creditors in Par ical order according to the creditor's name.	t 2. As	Amount of claim Do not deduct the	Value of collateral that supports this	Unsecu	
	·	ical order according to the creditor's name.		value of collateral.	claim	If any)
2.1 Houser Br		Describe the property that secures the clai		\$0.00	\$235,000.00		\$0.00
Creditor's Name DBA Ranch		16222 Monterey Ln #376 Huntington I CA 92649 Orange County Registered					
Mobilehome	e Estates	Title held by Debtor's single member					
16222 Mont	•	J-Sandcastle Co, LLC					
Huntington 92649	Beach, CA	As of the date you file, the claim is: Check a	ll that				
		apply. Contingent					
Number, Street,	City, State & Zip Code	☐ Unliquidated					
		□ Disputed					
Who owes the det		Nature of lien. Check all that apply.					
■ Debtor 1 and and Sandcastle Co, LLC		An agreement you made (such as mortgage	ge or secure	ed			
Debtor 2 only	•	car loan)					
	btor 2 only e debtors and another	Statutory lien (such as tax lien, mechanic's	ilien)				
		☐ Judgment lien from a lawsuit					
☐ Check if this cla	im relates to a 👚	I out of the state of a Hoeyni	red term	of 80-yr Ground I	assabold - Tract No	10542	

Unit 4, Space 376.

0376

Official Form 106D

community debt

Schedule D: Creditors Who Have Claims Secured by Property

Other (including a right to offset)

Date debt was incurred 11/1/2018 ongoing Last 4 digits of account number

page 1 of 4

Unexpired term of 80-yr. Ground Leasehold - Tract No. 10542,

Debtor 1 Jamie Lynn Gallian		Case number (if known)		
First Name Middle	Name Last Name			
2.2 J-Pad, LLC	Describe the property that secures the claim:	\$175,000.00	\$235,000.00	\$0.00
Creditor's Name	16222 Monterey Ln #376 Huntington			
4519 Ponderosa Way	Beach, CA 92649 Orange County, HCD			
Yorba Linda, CA 92886	Title held by Debtor's single member LLC - J-Sandcastle Co. LLC			
Number, Street, City, State & Zip Code	As of the date you file, the claim is: Check all that			
Ron Pierpont	apply.			
Creditor's Name	Contingent			
4519 Ponderosa Way	Unliquidated			
Yorba Linda, CA 92886 Who owes the debt? Check one.	Disputed			
_	Nature of lien. Check all that apply.			
Debtor 1 only	An agreement you made (such as mortgage or s car loan) Manufactured Home Financing No			
Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)	ic .		
Debtor 1 and Debtor 2 only	Judgment lien from a lawsuit			
At least one of the debtors and another Check if this claim relates to a	Other (including a right to offset) UCC-1 Fil	e No. 19-7691905279 Fi		
community debt	Encumbrance; HCD Lien perfected 8/2	0/2020, Ronald J. Pierpo	<u>nt (Loan WJC 8/7/201</u>	9, 1/27/2020)
1/14/2019;				
Date debt was incurred 8/20/2020.	Last 4 digits of account numberLBM	1081		
2.3 Kia Motors Finance	Describe the property that secures the claim:	\$4,186.00	\$0.00	\$4.186.00
Creditor's Name	2020 Kia Sportage	<u> </u>		• • • • • • • • • • • • • • • • • • •
	Location: 16222 Monterey Ln #376,			
	Huntington Beach CA 92649			
PO Box 20815	(LEASE)			
Fountain Valley, CA	As of the date you file, the claim is: Check all that apply.			
92728	Contingent			
Number, Street, City, State & Zip Code	☐ Unliquidated			
	☐ Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only	An agreement you made (such as mortgage or se	ecured		
Debtor 2 only	car loan)			
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit			
☐ Check if this claim relates to a community debt	Other (including a right to offset) Auto Leas	ie		·
Date debt was incurred	Last 4 digits of account number 9742			
2.4 Orange County Tax Assessor	Describe the property that secures the claim:	\$0.00	\$235,000.00	\$0.00
Creditor's Name	16222 Monterey Ln #376 Huntington			
	Beach, CA 92649 Orange County Title			
	held by Debtor's single member LLC - J- Sandcastle Co. LLC. APN 891-569-62			
P.O. Box 149	As of the date you file, the claim is: Check all that			
	As of the date you file, the claim is: Check all that apply.			
Santa Ana, CA 92702	Contingent			
Number, Street, City, State & Zip Code	☐ Unliquidated			
	Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only	☐ An agreement you made (such as mortgage or se car loan)	cured		
Debtor 2 only	-			
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	☐ Judgment lien from a lawsuit			
☐ Check if this claim relates to a community debt	Other (including a right to offset) Property 1	axes		
Date debt was incurred	Last 4 digits of account number Deca	I LBM 1081; APN: 891-50	69-62	
Official Form 106D Additional	Page of Schedule D: Creditors Who Have Cla	aims Secured by Propert	y	page 2 of 4

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Debtor 1 Jamie Lynn Gallian		Case number (if known)		
First Name Middle Na	ame Last Name			······································
The Huntington Beach Gables Homeowners	Describe the property that secures the claim:	\$ 319,653.59	\$235,000.00	\$241,319.59
Association Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC			
San Diego, CA 92131; c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300	As of the date you file, the claim is: Check all that apply. Contingent			
Laguna Hills, CA 92663 Number, Street, City, State & Zip Code Who owes the debt? Check one.	☐ Unliquidated ☐ Disputed Nature of lien. Check all that apply.			
Debtor 1 only Debtor 2 only	An agreement you made (such as mortgage or scar loan)	secured		
☐ Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit			
☐ Check if this claim relates to a community debt	Other (including a right to offset)	and the second of the second o		
Date debt was incurred May 6, 2019	Last 4 digits of account number OCJ	C 30-2017-00913985		
The Huntington Beach 2.6 Gables Homeowners		60.005.00	A002 000 00	\$9,265,00
Association	Describe the property that secures the claim:	\$9,265.00	\$235,000.00	
Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131;	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC	\$9,265.00	\$235,000.00	
Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member	\$9,265.00	\$235,000.00	
Association Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131; c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653 Number, Street, City, State & Zip Code	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed	\$9,265.00	\$235,000.00	
Association Creditor's Name C/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131; C/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply.		\$235,000.00	
Association Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131; c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653 Number, Street, City, State & Zip Code	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed		\$235,000.00	
Association Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131; c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653 Number, Street, City, State & Zip Code Who owes the debt? Check one.	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or seemed)		\$235,000.00	
Association Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131; c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653 Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or scar loan)		\$235,000.00	
Association Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131; c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653 Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or scar loan) Statutory lien (such as tax lien, mechanic's lien) Judgment lien from a lawsuit Other (including a right to offset)	ecured		
Association Creditor's Name c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131; c/o Feldsott & Lee 23161 Mill Creek Drive Ste 300 Laguna Hills, CA 92653 Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim relates to a	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or scar loan) Statutory lien (such as tax lien, mechanic's lien) Judgment lien from a lawsuit Other (including a right to offset)			

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Debtor 1 Jamie Lynn Gallian		Case number (if known)		
First Name Middle Na	ame Last Name			
2.7 Huntington Beach Gables Homeowners Association	Describe the property that secures the claim:	\$53,684.41	\$235,000.00	\$53,684.41
Creditor's Name: Jasso; Gragnano; Phillips; Beck; Paulin; Burrett. C/o Gordon Rees Scully & Mansukhani 333 W 5th Street. 52nd Floor	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County HCD Title held by Debtor's single member LLC - J-Sandcastle Co, LLC			
Los Angeles, CA 90071 c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100	As of the date you file, the claim is: Check all that apply. Contingent			
San Diego, CA 92131; Number, Street, City, State & Zip Code	☐ Unliquidated ☐ Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
■ Debtor 1 only □ Debtor 2 only	An agreement you made (such as mortgage or s car loan)	ecured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	☐ Judgment lien from a lawsuit			
☐ Check if this claim relates to a community debt	Other (including a right to offset) Judgment	Lien (JL1) File # U200	0003862424 -7/26/	2020
Date debt was incurred Dec. 4, 2018	Last 4 digits of account number OCJC	30-2017-00913985		
Add the dollar value of your entries in Co If this is the last page of your form, add t Write that number here:	olumn A on this page. Write that number here: he dollar value totals from all pages.	\$561,789.0 \$561,789.0		

Part 2: List Others to Be Notified for a Debt That You Already Listed

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Fill in this information to identify your case and t	his filing:		
Debtor 1 Jamie Lynn Gallian			
First Name Midd Debtor 2	le Name Last Neme		
(Spause, if filing) First Name Midd	e Name Last Name		
United States Bankruptcy Court for the: CENTRAL	DISTRICT OF CALIFORNIA-SANTA ANA DIVIS	ION	
Case number 8:21-bk-11710-ES			Check if this is an amended filing
Official Farm 4004/P			
Official Form 106A/B Schedule A/B: Property			12/15
In each category, separately list and describe items. List think it fits best. Be as complete and accurate as possib Information. If more space is needed, attach a separate s Answer every question.	le. If two married people are filing together, both are	equally responsible for su	pplying correct
	ther Real Estate You Own or Have an Interest In		
Do you own or have any legal or equitable interest in	any residence, building, land, or similar property?		
일 선생님이 있다면 하는 사람들이 되었다.	any residence, building, land, or similar property :		
No. Go to Part 2.			
Yes. Where is the property?			
Located on APN 178-011-01			
Tract 10542, Unit 4, Lot 376	The same of the sa		
16222 Monterey Ln. Spc 376	What is the property? Check all that apply	Ni surara masuma ar	
Street address, if available, or other description	Single-family home Duplex or multi-unit building	Do not deduct secured cla the amount of any secure	d claims on Schedule D:
	Duplex or multi-unit building Condominium or cooperative	Creditors Who Have Clair	ns Secured by Property.
	Manufactured or mobile home	Current value of the	Current value of the
Huntington Beach CA 92649-0000	☐ Land	entire property?	portion you own?
City State ZIP Code	Investment property	\$235,000.00	\$235,000.00
	☐ Timeshare ☐ Other	Describe the nature of y	
	Who has an interest in the property? Check one	a life estate), if known.	ancy by the entireties, or
	Debtor 1 only		
Orange	☐ Debtor 2 only		
County	Debtor 1 and Debtor 2 only	Check if this is com	munity property
	At least one of the debtors and another	(see instructions)	death at the similar
	Other information you wish to add about this iter APN: 891-569-62; Lot 376; LBM 1081; 2		
	Manufactured Home. Serial Number A	아이지 않는데 나무는 이 없었다.	
	Number AC7V710394GA. 60'x15'2". Re		
	with HCD perfected 2/25/2021	4	
	or all of your entries from Part 1, including any t number here		\$235,000.00
		-	
Part 2: Describe Your Vehicles			
Do you own, lease, or have legal or equitable inte			ehicles you own that
someone else drives. If you lease a vehicle, also repo	ort it on Schedule G: Executory Contracts and Une	xpired Leases.	
Official Form 106A/B	Schedule A/B: Property		page 1

Debtor 1 Jamie Lyn	n Gallian Case	number (if known)	8:21-bk-11710-ES
3. Cars, vans, trucks, tr	actors, sport utility vehicles, motorcycles		
■ No			
☐ Yes			
 Watercraft, aircraft, m Examples: Boats, traile 	notor homes, ATVs and other recreational vehicles, other vehicles, and acres, motors, personal watercraft, fishing vessels, snowmobiles, motorcycle acce	ccessories essories	
■ No			
☐ Yes			
5 Add the dollar value pages you have attack	of the portion you own for all of your entries from Part 2, Including any e ched for Part 2. Write that number here	ntries for	\$0.00
Part 3: Describe Your Per	sonal and Household Items		
and the second s	y legal or equitable interest in any of the following items?		Current value of the
6. Household goods and Examples: Major appli ☐ No ■ Yes. Describe	d furnishings ances, furniture, linens, china, kitchenware		portion you own? Do not deduct secured claims or exemptions.
	Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beac	h CA	
	92649	-	\$3,500.00
			F (7 w 7 v)
	waterford crystal set red and white wine glasses		\$1,000.00
7. Electronics Examples: Televisions including of No ■ Yes. Describe	and radios; audio, video, stereo, and digital equipment; computers, printers, sell phones, cameras, media players, games Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntington Beach		ollections; electronic devices
	92649	1 CA	\$500.00
8. Collectibles of value Examples: Antiques ar other collection No Yes. Describe	nd figurines; paintings, prints, or other artwork; books, pictures, or other art objections, memorabilia, collectibles	ects; stamp, coin,	or baseball card collections;
	Lladro figurine collection (20)		\$1,900.00
Musical ins No ☐ Yes. Describe 10. Firearms Examples: Pistols, riff	tographic, exercise, and other hobby equipment; bicycles, pool tables, golf clui	bs, skis; canoes a	nd kayaks; carpentry tools;
No Densilhe			
☐ Yes. Describe Official Form 106A/B	Schedule A/B: Property		ness 0
	Best Case, LLC - www.bestcase.com		page 2
			Best Case Bankruptcy

Debtor 1	Jamie Ly	nn Gallia	1	Ca	ase number (if known)	8:21-bk-11710-ES
□ No			urs, leather coats, designe	er wear, shoes, accessories		
			. clothing tion: 16222 Monterey 9	Lane, Space 376, Huntington Be	each CA	\$1,000.00
LI No	ry ples: Everyda . Describe		ostume jewelry, engagem	ent rings, wedding rings, heirloom jewe	elry, watches, gems, go	old, silver
		chair	s/bracelets, and earri tion: 16222 Monterey	s. old); costume jewelry, misc. ı ngs. Lane, Space 376, Huntington Be		\$1,000.00
Examp ☐ No	arm animals ples: Dogs, ca	its, birds, ho	orses			
		5-yea	r old Wired Terrier Do	og		\$25.00
15. Add t	the dollar val art 3. Write th	ue of all of at number	your entries from Part 3 here	including any entries for pages you	ı have attached	\$8,925.00
	scribe Your Fir					
Do you ow	vn or have an	y legal or e	equitable interest in any	of the following?		Current value of the portion you own? Do not deduct secured claims or exemptions.
■ No			our wallet, in your home, i	n a safe deposit box, and on hand whe	en you file your petition	Ţ.
7. Deposi	its of money les: Checking	, savings, o	r other financial accounts:	certificates of deposit; shares in credithe same institution, list each.	unions, brokerage ho	uses, and other similar
				Institution name:		
		17.1.	EDD Debit account	Bank of America		\$3,793.00
		17.2.	Savings	Alliant Credit Union-Only fund relief funds from the governme	ls are Covid-19 ent.	\$1,407.00
Official Form	n 106A/B		Cal	nedule A/B: Property		2002
	771.7	Best Case, LLC	- www.bestcase.com	readio Alb. Property		page 3 Best Case Bankruptcy

Debtor 1 Jamie I	Lynn Gallian			Case number	(if known) 8:2	1-bk-11710-ES
	17.3. S	avings	Alliant Credit Union-Only for relief funds from the govern	unds are Co iment.	ovid-19	\$2,600.00
18. Bonds, mutual fu Examples: Bond	unds, or publicly t funds, investment	raded stocks accounts with bro	okerage firms, money market accounts			
Yes	Ins	titution or issuer	name:			
Joint venture	led stock and inte	erests in incorp	orated and unincorporated businesses	s, including a	ın interest in ar	n LLC, partnership, and
☐ No ■ Yes. Give spec		out them	A-14.	% of owners	hin	
	J-Sandcast		ntity currently has a bank 00 assets.	% of owners	mp.	
	Registration Registration 2/25/2021. Management	n to Debtor's in was transfer According to the Houser Bro	was to hold HCD residence. HCD rred to debtor on the Mobilehome Park s, park rules forbid home than an individual.	100	%	\$2,000.00
	\$4,000; Certificate of LBM 1081; UCC-1 Man 1/14/2019, a	of Title with He 2014 Skyline (ufactured Hor against persor	ts include bank account of around CD, perfected 1/14/2019, Custom Villa Manufactured Home me Financing Statement perfected nal property located at 16222 6, Huntington Beach, CA. 92649			
	monterey L	arie, Space 37	6, Huntington Beach, CA. 92649	33.33	%	\$59,666.00
Negotiable instrum Non-negotiable in No Yes. Give specif	ments include personants are those ic information about Issuer residence accounts	onal checks, cas e you cannot tra at them lame:	tiable and non-negotiable instruments hiers' checks, promissory notes, and mor nsfer to someone by signing or delivering 03(b), thrift savings accounts, or other pe	ney orders. them.	t-sharing plans	
Yes. List each ac	count separately. Type of ac	oount:	lestification assess			
	IRA	count.	Institution name:			6230217
Examples: Agreem	and prepayments	have made so t	Fidelity hat you may continue service or use from ublic utilities (electric, gas, water), telecon	n a company mmunications	companies, or	\$7,400.00
☐ Yes ■ No.			Institution name or individual:			
23. Annuities (A contr	act for a periodic p	ayment of money	y to you, either for life or for a number of	years)		
■ No	Issuer name an	d description.				
No Yes	Issuer name an	account in a gu	alified ABLE program, or under a qual	lified state tu	ition program.	

■ No	Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
I Man				
Li Tes	Institution na	me and description. Separately file the re	ecords of any interests.11 U.S.C. § 521(c):	
Trusts,	equitable or future intere	sts in property (other than anything li	sted in line 1), and rights or powers exer	cisable for your benefit
	Give specific information at	out them		
Patents Examp	, copyrights, trademarks, les: Internet domain names	trade secrets, and other intellectual p websites, proceeds from royalties and i	property licensing agreements	
	Give specific information ab	out them		
License Example	s, franchises, and other o	eneral intangibles	oldings, liquor licenses, professional license	s
■ No	Give specific information ab			
	roperty owed to you?	out them		
ioney or p	roperty owed to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
	inds owed to you			
■ No □ Yes. G	live specific information abo	out them, including whether you already	6)-146	
-2/1991	The speak of morriday, and	at them, including whether you already	flied the returns and the tax years	
Family s		imony, spousal support, child support, n	naintenance, divorce settlement, property s	ettlement
■ No			or a series of the series of t	otheric
Li Yes. G	ive specific information			
Example ■ No	belletts, unpaid toalis y	น Insurance payments, disability benefits, อน made to someone else	sick pay, vacation pay, workers' compens	ation, Social Security
☐ Yes. C	Bive specific Information			
Interests Example	in insurance policies	nsurance: health caulage coccunt (UCA)); credit, homeowner's, or renter's insurance	
■ No); credit, nomeowner's, or renter's insurance	9
T Voc M	ame the insurance compan Compa	y of each policy and list its value. ny name:	Beneficiary:	Surrender or refund value:
LI Tes. N				
Any inter	rest in property that is due e the beneficiary of a living e has died.	you from someone who has died rust, expect proceeds from a life insurer	nce policy, or are currently entitled to receive	e property because
Any interior if you are someone No	e the beneficiary of a living to be has died. Sive specific information	rust, expect proceeds from a life insurar	nce policy, or are currently entitled to receives J. Bradley, Jr. DOD 6/18/2000	e property because
2. Any inter	e the beneficiary of a living to has died.	rust, expect proceeds from a life insurar		e property because
Any inter	e the beneficiary of a living to be has died. Sive specific information	rust, expect proceeds from a life insurar	es J. Bradley, Jr. DOD 6/18/2000	e property because Unknown
Any interior of the someone No	e the beneficiary of a living in a has died.	Probate estate of Father Chark OCSC Case No. 30-2017-00915	es J. Bradley, Jr. DOD 6/18/2000 711. Is will pass to debtor.	

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Debtor 1 Ja	mie Lynn Gallian Case number (if I	mown) 8:21-bk-11710-ES
■ No	inst third parties, whether or not you have filed a lawsuit or made a demand for payment Accidents, employment disputes, insurance claims, or rights to sue cribe each claim	
34. Other conti	ngent and unliquidated claims of every nature, including counterclaims of the debtor and rig	ints to set off claims
Yes. Des	cribe each claim	
[34.1]	Personal Injury claim against Huntington Beach Gables Homeowi Association; Jesus Jasso, Jr. et al. DOI: 8/5/2018 OCSC Case No. 30-2020-01153679.	Unknown
[34.2]	Claim against Houser Bros Co. dba Rancho Del Rey Mobilehome Estates for Violation(s) of Civil Code and MRL §798, et seq. Failure to Offer and countersign Lease Agreement 2014 manufactured home sold in place 11/1/2018 to debtor. Fail disclose possible MH park Change of Use; Failure to timely purs prosecute frivolous UD claim filed 1/2/19, against Debtor; Multip park management including retaliation, discrimination, trespass unlawful entry; forcible detainer, wrongful eviction. No lawsuit	ure to sue/ sle acts by ing.
□ No	specific information Possible Victim Restitution Order against Jesus Jasso Jr. for battery, Penal Code OCDA Criminal Case, People of the State of California vs Jesus Jasso Jr. OCSC Case No. 19WM09951 Estimated loss of income \$73,	§242 000.00 Unknown
[35.2]	Possible COVID-19 Rent Relief Act from State of California (Applied for June 2021, but not yet approved). Not property of the estate.	\$27,000.00
for Part 4. \	illar value of all of your entries from Part 4, including any entries for pages you have attache Write that number here	\$103,866.00
	9/B Schedule A/B: Property 1996-2021 Best Case, LLC - www.bestcase.com	page 6
	, 100 - 11111110000000000000000000000000	Best Case Bankruptcy

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	Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
37. Do	you own or have any legal or equitable interest in any business-	related property?		
	lo. Go to Part 6.	. Claica property :		
DY	es. Go to line 38.			
Part 6	Describe Any Farm- and Commercial Fishing-Related Property If you own or have an interest in farmland, list it in Part 1.	You Own or Have an Intere	est In.	
46. Do	you own or have any legal or equitable interest in any fa	arm- or commercial fishi	ng-related property?	
	No. Go to Part 7.			
	Yes. Go to line 47.			
Part 7:	Describe All Property You Own or Have an Interest in Tha	t You Did Not List Above		
3. Do	you have other property of any kind you did not already	list?		
■ N	xamples: Season tickets, country club membership			
	Yes. Give specific information			
	The state of the s			
54. A	add the dollar value of all of your entries from Part 7. Writ	e that number here		\$0.00
		e that number here		\$0,00
Part 8:	List the Totals of Each Part of this Form			
Part 8:				\$0.00 \$235,000.00
Part 8: 55. P.	List the Totals of Each Part of this Form			
Part 8: 55. P. 56. P. 57. P.	List the Totals of Each Part of this Form art 1: Total real estate, line 2	\$0.00		
Part 8: 55. P. 56. P. 57. P. 58. P. 59. P.	List the Totals of Each Part of this Form Part 1: Total real estate, line 2	\$0.00 \$8,925.00		
Part 8: 55. P. 56. P. 57. P. 58. P. 59. P.	List the Totals of Each Part of this Form Part 1: Total real estate, line 2	\$0.00 \$8,925.00 \$103,866.00		
Part 8: 55. P. 56. P. 57. P. 58. P. 59. P. 60. P.	List the Totals of Each Part of this Form Part 1: Total real estate, line 2	\$0.00 \$8,925.00 \$103,866.00 \$0.00		
Part 8: 55. P. 56. P. 57. P. 58. P. 59. P. 60. P. 61. P.	List the Totals of Each Part of this Form Part 1: Total real estate, line 2	\$0.00 \$8,925.00 \$103,866.00 \$0.00 \$0.00		\$235,000.00

Official Form 106A/B

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Schedule A/B: Property

page 7

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Fill in this information to identify your case and th	nis filing:		
Debtor 1 Jamie Lynn Gallian			
	Name Last Name		
Debtor 2 (Spouse, if filing) First Name Middle	Name Last Name		
United States Bankruptcy Court for the: CENTRAL	DISTRICT OF CALIFORNIASANTA ANA DIVIS	ION	
Case number 8:21-bk-11710-ES	manual plane and the second se		■ Check if this is an
			amended filing
Official Form 106A/B			
Schedule A/B: Property			12/15
Answer every question. Part 1: Describe Each Residence, Building, Land, or Ott 1. Do you own or have any legal or equitable interest in a No. Go to Part 2. Yes. Where is the property?	ny residence, building, land, or similar property?		
Located Tract 10542, Unit 4, Lot 376 on APN 17	What is the property? Check all that apply		
16222 Monterey Ln. Spc 376 Street address, if available, or other description	Single-family home	Do not deduct secured cla the amount of any secured	
out of a control of the control of t	☐ Duplex or multi-unit building ☐ Condominium or cooperative	Creditors Who Have Claim	ns Secured by Property.
	_		
Uhanda atau Basah GA 02640 0000	Manufactured or mobile homeLand	Current value of the	Current value of the
Huntington Beach CA 92649-0000 City State ZIP Code	☐ Investment property	entire property? \$235,000.00	portion you own? \$235,000.00
ony State 21 Seeds	☐ Timeshare	Describe the nature of ye	
	Other	(such as fee simple, tena a life estate), if known.	
	Who has an interest in the property? Check one Debtor 1 only	a me estatej, n known.	
Orange	Debtor 2 only		
County	Debtor 1 and Debtor 2 only	Check if this is com	munity property
	☐ At least one of the debtors and another Other information you wish to add about this iten	(see instructions)	dentification number:
	APN: 891-569-62; HCD COT Registration tr		
	Co LLC Debtor's single member LLC, t		
	and obtain counter-signed Leasehold	Agreement with RDR	MHE. Debtor
	Homestead Declaration filed with OC C	lerk Recorder 7/9/20)21@12:48 p.m.
Add the dollar value of the portion you own for pages you have attached for Part 1. Write that			\$235,000.00
Part 2: Describe Your Vehicles			
Do you own, lease, or have legal or equitable intere	est in any vehicles, whether they are registered	d or not? Include any ve	hicles you own that

Official Form 106A/B

Schedule A/B: Property

page 1

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	ebtor 1 <u>Jamie Lyn</u> Cars, vans, trucks, tra motorcycles			number (if known)	8:21-bk-11710-ES
	■ YES Lease 2020 I □No	Kia Sportage	LOCATION: 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649		
4.			Vs and other recreational vehicles, other vehicles, and a nal watercraft, fishing vessels, snowmobiles, motorcycle acc		
	■ No □ Yes				
5			u own for all of your entries from Part 2, including any e Vrite that number here		\$0.00
Pa	art 3: Describe Your Pers	sonal and Househ	old Items		
D		r legal or equital	ole interest in any of the following items?	contains a manus of white content to the SE SE SE SE SE	Current value of the portion you own? Do not deduct secured claims or exemptions.
			inens, china, kitchenware		
	_ 100. 5000,150		and and the femoment of the standard Administration of the sta		
			ehold goods and furnishings 6222 Monterey Lane, Space 376, Huntington Beac	h CA	\$3,500.00
		waterford o	rystal red & white wine glasses		\$1,000.00
7.			o, video, stereo, and digital equipment; computers, printers, s as, media players, games	scanners; music co	ollections; electronic devices
			ion, computer, printer and peripherals 6222 Monterey Lane, Space 376, Huntington Beac	h CA	\$500.00
3.		d figurines; painti tions, memorabili	ngs, prints, or other artwork; books, pictures, or other art obj a, collectibles	ects; stamp, coin,	or baseball card collections;
	Yes. Describe				
			A CONTRACTOR OF THE AND SERVICE MARKET WAS THE SERVICE OF THE SERV	040	\$1,900.00
n	■ Yes. Describe	Location: 162	ines collection (20) 22 Monterey Lane, Space 376, Huntington Beach CA 92	649	\$1,900
		tographic, exercis	e, and other hobby equipment; bicycles, pool tables, golf clu	bs, skis; canoes a	nd kayaks; carpentry tools;
	☐ Yes. Describe				
10.	_	es, shotguns, am	munition, and related equipment		
	■ No □ Yes. Describe				
	icial Form 106A/B		Schedule A/B: Property		page 2
Soft	ware Copyright (c) 1996-2021 B	est Case, LLC - www.b			Best Case Bankruptcy

Debtor 1 Jamie Lyr	ın Gallian	Case number (if know	wn) 8:21-bk-11710-ES
11. Clothes Examples: Everyday □ No ■ Yes. Describe	clothes, furs, leather coats, design	er wear, shoes, accessories	
	Misc. clothing	y Lane, Space 376, Huntington Beach CA	\$1,000.00
12. Jewelry Examples: Everyday □ No ■ Yes. Describe		nent rings, wedding rings, heirloom jewelry, watches, gem	
_ res. pescribe	chains/bracelets, and ear	rrs. old); costume jewelry, misc. non-gold rings. y Lane, Space 376, Huntington Beach CA	\$1,000.00
3. Non-farm animals Examples: Dogs, cat □ No			
Yes. Describe	5-year old Wired Terrier D		
	Location: 16222 Monterey La	ane, Space 376, Huntington Beach CA 92649	\$25.00
		3, including any entries for pages you have attached	\$8,925.00
Part 4: Describe Your Fin	ancial Assets		
Do you own or have an	y legal or equitable interest in an	y of the following?	Current value of the portion you own? Do not deduct secured claims or exemptions.
■ No	u have in your wallet, in your home	, in a safe deposit box, and on hand when you file your pe	tition
	savings, or other financial account s. If you have multiple accounts wit	ss; certificates of deposit; shares in credit unions, brokerag h the same institution, list each.	e houses, and other similar
Yes		Institution name:	
	17.1. EDD Debit accoun	t Bank of America	\$3,793.00
	17.2. Savings	Alliant Credit Union	\$1,407.00
Official Form 106A/R		chadula A/R: Property	nana

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EXHIBIT 4, PAGE 52

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Debtor 1	Jamie Lynn	Gallian			Case number (if known)	8:21-bk-11710-ES	
		17.3.	Savings	Alliant Credit Union		\$2,600	.00
Exar —	is, mutuai funds, nples: Bond funds			rokerage firms, money market accounts	s		
■ No □ Yes	S		Institution or issuer	rname:			
joint □ No	venture		nterests in incorp	porated and unincorporated busines	ses, including an interest	in an LLC, partnership, a	and
Name of entity: [19.a]	from 10/31/2018 Park Mgr. refuse enter new agree obtain Lot 376 Le	sale of de d to count ment. J-Sa easehold A	otors previous residersign 1/1/2006 Ryandcastle Co LLC agreement with RDI	s \$500.00 in bank account. Debtor Pu dence APN 937-63-053. HCD Registe an Leasehold Agreement, Space 376, transferred Registration to Jamie Lynn RMHE. RDRMHE Mgrs. forbid home t on of MH to be held in the name of a Tr	ered to J-Sandcastle Co LLC to Applicant, J-Sandcastle, a Gallian, perfected with HC to be held in name other the	C. RDRMHE owners! Co. LLC. or 100 % D 2/25/2021 to	hip:
[19.b] J .	-Pad, LLC - Ma	nager-Ma	naged LLC- Er	ntity has approximately \$7,000.00,	, from un-cashed space	376 rent % c	
cl	hecks tendered	to RDRM	HE, returned to D	Debtor un-cashed.		ownerst	nip:
C H	ustom Villa, Dec ome as debtors	cal No. LE primary r	BM 1081; Serial Nesidence and qu	Title, perfected 1/14/2019 of debtoron. No. 7V710394GB/GA to protect puralification 1/1/2006 Ryan Ground India 4, Lot 376, pending litigation;	rchase of 2014 Manufac Leasehold Assigned to I	ctured	h
Non-r No No No Yes 21. Retire Exam □ No	negotiable instrum s. Give specific inferent or pension	ents are the ormation a lssu n accounts RA, ERISA	bout them er name: s A, Keogh, 401(k), 4	shiers' checks, promissory notes, and nunsfer to someone by signing or deliver of the someone by signing or deliver the someone by signing or deliver the someone by signing or deliver the someone by signing the someone by significant the someone by signing the someone by signing the someone by signing or deliver the signing or deliver the someone by sign	ing them.	ans	
		Type o	f account:	Institution name:			
		IRA		Fidelity		\$7,400.	00
Your	ples: Agreements	d deposits	you have made so	that you may continue service or use f public utilities (electric, gas, water), tele		es, or others	_
_	0			Institution name or individual:			
■ No	•		ic payment of mone	ey to you, either for life or for a number	r of years)		
24. Interes				ualified ABLE program, or under a c	qualified state tuition prog	ıram.	
■ No							
☐ Yes	ilr	stitution na	ame and description	n. Separately file the records of any int	terests.11 U.S.C. § 521(c):		
25. Trust	s, equitable or fu	ture inter	ests in property (o	other than anything listed in line 1), a	and rights or powers exer	cisable for your benefit	
_	. Give specific inf	ormation a	bout them				
Official Fo	rm 106A/B			Schedule A/B: Property		paç	ge 4
Software Cop	yright (c) 1996-2021 Be	st Case, LLC	- www.bestcase.com			Best Case Bankru	uptcy

	btor 1	Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
26.	Examp		de secrets, and other intellectual pro absites, proceeds from royalties and lice		
	■ No □ Yes.	Give specific information about	them		
27.		es, franchises, and other gen les: Building permits, exclusive	eral intangibles licenses, cooperative association holdin	ngs, liquor licenses, professional license	es
	■ No □ Yes.	Give specific information about	them		
Mo	ney or p	property owed to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
28.	Tax refu	unds owed to you			, , , , , , , , , , , , , , , , , , ,
	■ No □ Yes. 0	Give specific information about	them, including whether you already file	d the returns and the tax years	
		support les: Past due or lump sum alim	ony, spousal support, child support, mai	ntenance, divorce settlement, property	settlement
	☐ Yes. 0	Give specific information			
	Exampl _	imounts someone owes you les: Unpaid wages, disability in benefits; unpaid loans you	surance payments, disability benefits, si made to someone else	ck pay, vacation pay, workers' comper	sation, Social Security
	No				
	_	Give specific information			
31.	☐ Yes. (Interest Example No	ts in insurance policies les: Health, disability, or life ins	urance; health savings account (HSA); α	credit, homeowner's, or renter's insuran	ce
31.	☐ Yes. (Interest Example No	ts in insurance policies	f each policy and list its value.	credit, homeowner's, or renter's insuran Beneficiary:	ce Surrender or refund value:
31.	Interest Example No Yes. N Any inte If you al someor	ts in insurance policies Jes: Health, disability, or life ins Name the insurance company of Company erest in property that is due y tre the beneficiary of a living tru ne has died.	f each policy and list its value.	Beneficiary:	Surrender or refund value:
31.	Interest Example No Yes. N Any inte If you al someor	ts in insurance policies les: Health, disability, or life insurance company of Company erest in property that is due yere the beneficiary of a living true	f each policy and list its value. name: output outp	Beneficiary:	Surrender or refund value:
31.	Interest Example No Yes. N Any inte If you al someor	ts in insurance policies Jes: Health, disability, or life ins Name the insurance company of Company erest in property that is due y tre the beneficiary of a living tru ne has died.	f each policy and list its value. name: output outp	Beneficiary: e policy, or are currently entitled to rece dley, Jr. DOD 6/18/2000	Surrender or refund value:
332.	☐ Yes. (Interest Example ☐ No ☐ Yes. N Any interest Someon No ☐ Yes. (Claims a Example ☐ No	ts in insurance policies les: Health, disability, or life ins Name the insurance company of Company erest in property that is due y are the beneficiary of a living tru he has died. Give specific information against third parties, whether es: Accidents, employment disp	f each policy and list its value. name: ou from someone who has died st, expect proceeds from a life insurance Probate estate of Charles J. Brac OCSC Case No. 30-2017-00915	Beneficiary: e policy, or are currently entitled to rece dley, Jr. DOD 6/18/2000 711. will pass to debtor.	Surrender or refund value: ive property because
331. 333.	☐ Yes. (Interest Example No ☐ Yes. No ☐ Yes. No ☐ Yes. (Claims a Example No ☐ Yes. (Claims a Example No ☐ Yes. (Cother cother co	ts in insurance policies les: Health, disability, or life ins Name the insurance company of Company erest in property that is due y are the beneficiary of a living tru he has died. Give specific information against third parties, whether es: Accidents, employment disp	f each policy and list its value. name: ou from someone who has died st, expect proceeds from a life insurance Probate estate of Charles J. Brac OCSC Case No. 30-2017-00915 Uncertain what, if any proceeds	Beneficiary: e policy, or are currently entitled to rece dley, Jr. DOD 6/18/2000 711. will pass to debtor. de a demand for payment	Surrender or refund value: ive property because Unknown

Schedule A/B: Property

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Official Form 106A/B

EXHIBIT 4, PAGE 54

page 5

Debtor 1	Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
[34.2]	Jesus .	le Victim Restitution Award Order - People of the S Jasso Jr., PC §242, OCSC Case No. 19WM09951. District Attorney through Victim Witness Agency.		\$73,000.00
[34.3]	Estates discrim eviction against	al Claim against Houser Bros Co. dba Rancho Del b. Violation(s) of MRL §798, et seq.; multiple acts (ination, trespassing/unlawful entry; forcible detain. c. Failure to timely pursue/prosecute frivolous UD debtor, bona fide purchaser for value on 11/1/201 mey fees under MRL.	(retaliation, ner, wrongful) claim filed 1/2/19,	UNKNOWN
[34.4]	Sub-co subd. li Hunting pendin sale an Leaseh valuabi On Nov	le right to reversionary interest in unexpired 80 yr indominium Leasehold, Lot 1 & 2, Tract 10542, AP ocated on APN 178-771-03. Igton Beach Gables HOA has a cross-complaint in g OCSC 30-2020-01163055, in which Gables HOA and Assignment of unexpired Ground Leasehold an iold October 31, 2018, to bona fide purchaser Rangle consideration. Gallian had a homestead exemplement 1, 2018, Debtor announced to Court on the 7-00913985, C-33, Gallian sold the subject property	the Nickel complain seek a voiding of Un d Subcondominium dall L. Nickel for ption.	s t
	On Nov 30-2017 purcha	rember 9, 2018, Hon. James L. Crandall, C-33, Den 7-00913985, exparte MOT to freeze debtors equity ser Randall L. Nickel. "It's her equity." ember 6, 2018, Court vacated jury trial sua sponte	ied Gables HOA from sale to bona fic	le UNKNOWN
□ No ■ Yes.	Give specific information.	Possible COVID-19 Rent Relief Act from State for rent relief (Applied for June 2021, but not		
		Not property of the estate.	\$27,000.00	\$27,000.00
		your entries from Part 4, including any entries for pages here	you have attached	\$ 122,700.00
Part 5: Des	scribe Any Business-Relate	d Property You Own or Have an Interest In. List any real estate in	n Part 1.	
No. Go		uitable interest in any business-related property?		
	scribe Any Farm- and Comr ou own or have an interest in	nercial Fishing-Related Property You Own or Have an Interest In farmland, list it in Part 1.	ı.	
■ No.	own or have any legal of Go to Part 7.	or equitable interest in any farm- or commercial fishing-r	related property?	
Part 7:	Describe All Property You	Own or Have an Interest in That You Did Not List Above		
Official Form	- 406A/D	Schodulo A/R: Broporty		nage f

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Debtor 1	Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
	u have other property of any kind you did not already list ples: Season tickets, country club membership	?		
■ No				
☐ Yes.	Give specific information			
54. Add 1	the dollar value of all of your entries from Part 7. Write th	at number here		\$0.00
Part 8:	List the Totals of Each Part of this Form			
55. Part '	1: Total real estate, line 2			\$235,000.00
56. Part 2	a Tirl Date Park	***		
	2: Total vehicles, line 5	\$0.00		
57. Part :	2: 10tal venicles, line 5 3: Total personal and household items, line 15	\$0.00 \$8,925.00		
	•			
58. Part 4	3: Total personal and household items, line 15	\$8,925.00		
58. Part 6	3: Total personal and household items, line 15 4: Total financial assets, line 36	\$8,925.00 \$122,700.00		
58. Part 6 59. Part 6 60. Part 6	3: Total personal and household items, line 15 4: Total financial assets, line 36 5: Total business-related property, line 45	\$8,925.00 \$122,700.00 \$0.00		
58. Part 6 59. Part 6 60. Part 6 61. Part 6	3: Total personal and household items, line 15 4: Total financial assets, line 36 5: Total business-related property, line 45 6: Total farm- and fishing-related property, line 52	\$8,925.00 \$122,700.00 \$0.00 \$0.00	Copy personal property	total \$131,625.00

Official Form 106A/B

Schedule A/B: Property

page 7

Fill in this information	to identify your	case:				
Debtor 1 Ja	mie Lynn Galli	an				
Firs	Name	Middle Name La	st Name			
Debtor 2 (Spouse if, filing) First	t Name	Middle Name La	st Name			
United States Bankrupt	cy Court for the:	CENTRAL DISTRICT OF CALIFOR	RNIA-SANT	TA ANA DIVISION		
Case number 8:21-b	k-11710-ES					
(if known)						if this is an ded filing
Official Form 10	6D					
		Who Have Claims Se	cured	by Propert	У	12/15
Be as complete and accur is needed, copy the Additi number (if known). 1. Do any creditors have c	onal Page, fill it ou	two married people are filing together, but, number the entries, and attach it to the	oth are equa is form. On t	ally responsible for su the top of any addition	ipplying correct informa nal pages, write your na	tion. If more space me and case
-		s form to the court with your other sch	adulae Vau	, have nothing elee t	o report on this form	
Yes. Fill in all of			edules. 100	Thave nothing else t	o report on this form.	
		elow.				
Part 1: List All Secu	The standard words in the contraction of			Column A	Column B	Column C
for each claim. If more tha	n one creditor has a	ore than one secured claim, list the creditor a particular claim, list the other creditors in F al order according to the creditor's name.		Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim	Unsecured portion if any
J-Pad, LLC, Steven & Brian		Describe the property that secures the c	laim:	\$175,000.00	\$235,000.00	\$0.00
Gallian;		16222 Monterey Ln. Spc 376	l I			
EJ Gallian; Jus		Huntington Beach, CA 92649				
Barclay; Ronal Pierpont; Robe	•	Orange County APN: 891-569-62; 2014 Skyline				
Pierpont; Jamie	- 1	Custom Villa Manufactured Hor	ne			
Gallian		Decal No. LBM1081. Serial Nun	nber			
Creditor's Name		AC7V710394GB 56'x15'2"; Seria Number AC7V710394GA 60'x15				
		As of the date you file, the claim is: Check				
21742 Anza Ave	enue	apply.				
Torrance, CA 9		☐ Contingent				
Number, Street, City, St		☐ Unliquidated ☐ Disputed				
Who owes the debt? Ch		Nature of lien. Check all that apply.				
Debtor 1 only		An agreement you made (such as mortg	age or secur	red		
Debtor 2 only		car loan)	,-9			
Debtor 1 and Debtor 2	only	☐ Statutory lien (such as tax lien, mechani	ic's lien)			
☐ At least one of the debt	ors and another	- ocaginoric non a lancon		CC 1 Perfected 1	· _	
Check if this claim rel community debt	ates to a	Other (including a right to offset)	CD Regist	tration Jamie Lyr	nn Gallian perfecte	d 2-25-2021
Date debt was incurred		Last 4 digits of account number	r N/A			

Official Form 106D

Schedule D: Creditors Who Have Claims Secured by Property

page 1 of 3

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	lame Last Name	Case number (if known)	8:21-bk-11710-ES	
.2 Janine Jasso	Describe the property that secures the claim:	\$53,684.41	\$235,000.00	\$0.0
Creditor's Name	16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial	\$55,00 4 .71	\$255,000.00	\$0.0
16025 Warmington Lane Huntington Beach, CA 92649	Number AC7V710394GA 60'x15'2". As of the date you file, the claim is: Check all that apply.			
Number, Street, City, State & Zip Code	Contingent Unliquidated			
Who owes the debt? Check one.	■ Disputed Nature of lien. Check all that apply.			
■ Debtor 1 only □ Debtor 2 only	An agreement you made (such as mortgage or s car loan)	secured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit			
☐ Check if this claim relates to a community debt	Other (including a right to offset)			
Pate debt was incurred 12/4/2018	Last 4 digits of account number HOA	N Fees 3985		
.3 Janine Jasso Creditor's Name	Describe the property that secures the claim:	\$13,229.24	\$235,000.00	\$6,913.6
	Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2".			
16025 Warmington Lane Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply.			
	Unliquidated			
Number, Street, City, State & Zip Code	☐ Disputed			
	<u> </u>			
Who owes the debt? Check one. Debtor 1 only	☐ Disputed	ecured		
Who owes the debt? Check one. Debtor 1 only Debtor 2 only	☐ Disputed Nature of lien. Check all that apply. ☐ An agreement you made (such as mortgage or s	ecured		
Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	□ Disputed Nature of lien. Check all that apply. □ An agreement you made (such as mortgage or scar loan)	ecured		
Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another	□ Disputed Nature of lien. Check all that apply. □ An agreement you made (such as mortgage or s car loan) □ Statutory lien (such as tax lien, mechanic's lien)	ecured		
Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim relates to a	□ Disputed Nature of lien. Check all that apply. □ An agreement you made (such as mortgage or scar loan) □ Statutory lien (such as tax lien, mechanic's lien) □ Judgment lien from a lawsuit □ Other (including a right to offset)	ecured ney Fees \$9400.00 Civ	ril OCSC 30-2018-00	986785.
Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred 2018	□ Disputed Nature of lien. Check all that apply. □ An agreement you made (such as mortgage or s car loan) □ Statutory lien (such as tax lien, mechanic's lien) □ Judgment lien from a lawsuit □ Other (including a right to offset)			986785.

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 2 of 3

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Jamie Lynn	Gallian		Case number (if known)	8:21-bk-11710-ES
First Name	Middle Name	Last Name		
anine Jasso. 6025 Warming	Esq. gton Lane		On which line in Part 1 did you enter Last 4 digits of account number	
1742 Anza Av			On which line in Part 1 did Last 4 digits of account nur	you enter the creditor? 2.1
	First Name Iame, Number, Strianine Jasso. 6025 Warming Iuntington Be I-Pad, LLC 1742 Anza Av	lame, Number, Street, City, State & Zip Code lanine Jasso. Esq. 6025 Warmington Lane luntington Beach, CA 92649	First Name Middle Name Last Name lame, Number, Street, City, State & Zip Code anine Jasso. Esq. 6025 Warmington Lane luntington Beach, CA 92649 I-Pad, LLC 1742 Anza Avenue	First Name Middle Name Last Name Iame, Number, Street, City, State & Zip Code On which line in Part 1 did you enter anine Jasso. Esq. 6025 Warmington Lane Last 4 digits of account number Juntington Beach, CA 92649 I-Pad, LLC On which line in Part 1 did

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 3 of 3

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Official Form 106D

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Main Document Page 68 of 259

Case 8:21-bk-11710-ES Doc 22 Filed 10/14/21 Entered 10/14/21 17:12:48 Desc Main Document Page 3 of 31

Fill in this inform	mation to identify	y your case and t	his filin	g:		
Debtor 1	Jamie Lynn				7	
Debtor 2	First Name	Midd	le Name	Last Name		
(Spouse, if filing)	First Name	Midd	le Name	Last Name		
United States Ba	inkruptcy Court for	rthe: CENTRAL	DISTR	ICT OF CALIFORNIA		
Case number	8:21-bk-1	1710-ES				☐ Check if this is an
						amended filing
Official Fo	rm 106A/E	3				
Schedul	e A/B: P	roperty				12/15
nink it fits best. B	e as complete and e space is needed,	accurate as possib	le. If two	tonly once. If an asset fits in more than one married people are filing together, both are his form. On the top of any additional pages,	equally responsible for s	innlying correct
Part 1: Describe	Each Residence, B	building, Land, or O	ther Rea	Estate You Own or Have an Interest In		
. Do you own or h	nave any legal or ed	quitable interest in	any resid	lence, building, land, or similar property?		
☐ No. Go to Par						
Yes. Where is						
APN 178- Lot 376	011-16, Tract 1	0542, Unit 4,				
1,1			Wha	t is the property? Check all that apply		
	nterey Ln #376 if available, or other des	eccipling	8	and and a	Do not deduct secured of	
Olicot decipas,	in available, or outer des	асприси			the amount of any secure Creditors Who Have Clair	
				The state of the s		
1000000	72.47.47	12110100		Manufactured or mobile home	Current value of the	Current value of the
Huntingto	n Beach CA	92649-0000			entire property?	portion you own?
Gity	State	ZIP Code		o dittantiant business and	\$275,000.00	\$275,000.00
					(such as fee simple, ter	your ownership interest ancy by the entireties, or
			Who	has an interest in the property? Check one Debtor 1 only	a life estate), if known. Fee simple	
Orange				Company of the San	1 ce simple	
County					Check if this is con	amunitu nennarha
				The residence of the debitors diffe different	(see instructions)	munity property
				r information you wish to add about this item ification number: APN 891.569.62	, such as local property	
				Registration through HCD; LBM 1	081 to Debtor	
					out to beston	
2. Add the doll pages you h	ar value of the po ave attached for	ortion you own fo Part 1. Write that	r all of	your entries from Part 1, including any	entries for	\$275,000.00
Part 2: Describe	Your Vehicles					
Do you own, leas comeone else driv	e, or have legal of es. If you lease a	or equitable inter vehicle, also repo	est in a	ny vehicles, whether they are registered Schedule G: Executory Contracts and Une	d or not? Include any v xpired Leases.	ehicles you own that

Official Form 106A/B

Schedule A/B: Property

page 1

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	-	amie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
. C	ars, vans,	trucks, tractors, sport util	ity vehicles, motorcycles		
	No				
	Yes				
3.1	Make:	Kia	Who has an interest in the property? Check one	Do not deduct secu	red claims or exemptions. Put
.,	Model:	Sportage	Debtor 1 only	the amount of any s	secured claims on Schedule D: e Claims Secured by Property
	Year:	2020	Debtor 2 only		
		nate mileage:	Debtor 1 and Debtor 2 only	Current value of the entire property?	e Current value of the portion you own?
	Other inf	formation:	At least one of the debtors and another		perion years in
		on: 16222 Monterey Ln Huntington Beach CA E)	☐ Check if this is community property (see instructions)	\$0.	\$0.00
	No Yes				
p	dd the do	ollar value of the portion yo have attached for Part 2. \	ou own for all of your entries from Part 2, including a Write that number here	any entries for	\$0.00
art	3: Descri	he Your Personal and Housel	nold Items		
_			ble interest in any of the following items?	-	Current value of the
	ousehold	goods and furnishings			portion you own? Do not deduct secured claims or exemptions.
H	mple	goods and furnishings Major appliances, W	/D, Refrigerator, living furniture, linens, china, kitchenwa	are, beds, Sofa,	Do not deduct secured
H Exa	mple	Major appliances, W. rs, coffee table, end table, S	tools, dining table, hutch, side table, curio cabinet, wall	unit, desk.	Do not deduct secured claims or exemptions.
H Exa	imple rs, dressei l No	Major appliances, W. rs, coffee table, end table, S Location: 1	/D, Refrigerator, living furniture, linens, china, kitchenwa tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA	unit, desk.	Do not deduct secured claims or exemptions.
H Exa	imple rs, dressei	Major appliances, W. rs, coffee table, end table, S Location: 1 scribe	tools, dining table, hutch, side table, curio cabinet, wall	unit, desk.	Do not deduct secured claims or exemptions.
H Example Exam	ample rs, dresser No I No IYes. Des	Major appliances, W. rs, coffee table, end table, S Location: 1 ccribe Waterford Televisions and radios; audincluding cell phones, came	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print	unit, desk. \ 92649	Do not deduct secured claims or exemptions. \$3,500.00
H Example 1	ectronics xamples: Yes. Des	Major appliances, W. rs, coffee table, end table, S Location: 1 Scribe Waterford Televisions and radios; audincluding cell phones, came scribe Wall television:	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print	unit, desk. A 92649 ers, scanners; music col	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00
H Example Control of the Control of	ectronics xamples: Yes. Des Yes. Des A No Dilectibles xamples:	Major appliances, W. rs, coffee table, end table, S Location: 1 scribe Waterford Televisions and radios; audiincluding cell phones, came scribe Wall televi Location: s of value Antiques and figurines; paintother collections, memorabil	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach Catings, prints, or other artwork; books, pictures, or other a	unit, desk. A 92649 ers, scanners; music col	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Rections; electronic devices \$1,500.00
H Example Control of the control of	ectronics xamples: Yes. Des Yes. Des	Major appliances, W. rs, coffee table, end table, S Location: 1 Scribe Waterford Televisions and radios; audiencluding cell phones, came cribe Wall televitocation: s of value Antiques and figurines; paint other collections, memorabiliscribe Lladro figurines.	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach Catings, prints, or other artwork; books, pictures, or other a	unit, desk. A 92649 ers, scanners; music col A 92649 rt objects; stamp, coin, o	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Rections; electronic devices
HEXA	ectronics xamples: Yes. Des No Yes. Des No Yes. Des No Yes. Des xamples: Yes. Des xamples: Yes. Des xamples: Yes. Des	Major appliances, W. rs, coffee table, end table, S Location: 1 Scribe Waterford Televisions and radios; audiencluding cell phones, came scribe Wall televitocation: s of value Antiques and figurines; paint other collections, memorabiliscribe Lladro figurines; for sports and hobbies	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach CA tings, prints, or other artwork; books, pictures, or other a ia, collectibles urine boy dog collection (20)	unit, desk. A 92649 ers, scanners; music col A 92649 rt objects; stamp, coin, c	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Blections; electronic devices \$1,500.00 or baseball card collections; \$1,950.00
H Example Exam	imple rs, dressel No lyes. Des ectronics xamples: Yes. Des No llectibles xamples: No. liuipment xamples: No	Major appliances, W. rs, coffee table, end table, S. Location: 1 Scribe Waterford Televisions and radios; audincluding cell phones, came scribe Wall televitocation: s of value Antiques and figurines; paint other collections, memorabil scribe Lladro figurines: Lladro figurines: Lladro figurines: Location: for sports and hobbies Sports, photographic, exercimusical instruments	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach CA tings, prints, or other artwork; books, pictures, or other aria, collectibles urine boy dog collection (20) 16222 Monterey Ln #376, Huntington Beach CA 16222 Monterey Ln #376, Huntington Beach CA	unit, desk. A 92649 ers, scanners; music col A 92649 rt objects; stamp, coin, c	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Blections; electronic devices \$1,500.00 or baseball card collections; \$1,950.00
H. Example of the control of the con	ectronics xamples: Yes. Des No Yes. Des No Yes. Des No Yes. Des xamples: Yes. Des xamples: Yes. Des xamples: Yes. Des	Major appliances, W. rs, coffee table, end table, S. Location: 1 Scribe Waterford Televisions and radios; audincluding cell phones, came scribe Wall televitocation: s of value Antiques and figurines; paint other collections, memorabil scribe Lladro figurines: Lladro figurines: Lladro figurines: Location: for sports and hobbies Sports, photographic, exercimusical instruments	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach CA tings, prints, or other artwork; books, pictures, or other aria, collectibles urine boy dog collection (20) 16222 Monterey Ln #376, Huntington Beach CA 16222 Monterey Ln #376, Huntington Beach CA	unit, desk. A 92649 ers, scanners; music col A 92649 rt objects; stamp, coin, c	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Blections; electronic devices \$1,500.00 or baseball card collections; \$1,950.00
H. Example 1 Control of the control	imple rs, dressel No IYes. Des ectronics xamples: Yes. Des No pliectibles xamples: Yes. Des No. uipment xamples: No IYes. Des irearms Examples:	Major appliances, W. rs, coffee table, end table, S. Location: 1 Scribe Waterford Televisions and radios; audincluding cell phones, came scribe Wall televilocation: s of value Antiques and figurines; paint other collections, memorabil scribe Lladro figurines; paint other collections, memorabil scribe in the collections of the	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach CA tings, prints, or other artwork; books, pictures, or other aria, collectibles urine boy dog collection (20) 16222 Monterey Ln #376, Huntington Beach CA 16222 Monterey Ln #376, Huntington Beach CA	unit, desk. A 92649 ers, scanners; music col A 92649 rt objects; stamp, coin, c	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Blections; electronic devices \$1,500.00 or baseball card collections; \$1,950.00
Ele E	imple s, dressel No IYes. Des ectronics ectronics examples: Yes. Des No illectibles examples: Yes. Des No. illectibles examples: Yes. Des ectronics examples: Yes. Des ectronics examples: Yes. Des ectronics examples: No. illectibles examples: No.	Major appliances, W. rs, coffee table, end table, S. Location: 1 Scribe Waterford Televisions and radios; audicincluding cell phones, came scribe Wall televitocation: S of value Antiques and figurines; paint other collections, memorabilisticibe Lladro figurines; paint other collections, memorabilisticibe Lladro figurines; paint other collections, memorabilisticibe Ladro figurines; paint other collections, memorabilisticibe Liadro figurines; paint other collections, memorabilisticibe Liadro figurines; paint other collections; photographic, exercismusical instruments Pistols, rifles, shotguns, am	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach CA tings, prints, or other artwork; books, pictures, or other a lia, collectibles urine boy dog collection (20) 16222 Monterey Ln #376, Huntington Beach CA see. and other hobby equipment; bicycles, pool tables. go	unit, desk. A 92649 ers, scanners; music col A 92649 rt objects; stamp, coin, c	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Blections; electronic devices \$1,500.00 or baseball card collections; \$1,950.00
H. Example 1 Control of the control	imple rs, dressel No IYes. Des ectronics xamples: Yes. Des No pliectibles xamples: Yes. Des No. uipment xamples: No IYes. Des iricarms Examples:	Major appliances, W. rs, coffee table, end table, S. Location: 1 Scribe Waterford Televisions and radios; audicincluding cell phones, came scribe Wall televitocation: S of value Antiques and figurines; paint other collections, memorabilisticibe Lladro figurines; paint other collections, memorabilisticibe Lladro figurines; paint other collections, memorabilisticibe Ladro figurines; paint other collections, memorabilisticibe Liadro figurines; paint other collections, memorabilisticibe Liadro figurines; paint other collections; photographic, exercismusical instruments Pistols, rifles, shotguns, am	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach CA tings, prints, or other artwork; books, pictures, or other a lia, collectibles urine boy dog collection (20) 16222 Monterey Ln #376, Huntington Beach CA see. and other hobby equipment; bicycles, pool tables. go	unit, desk. A 92649 ers, scanners; music col A 92649 rt objects; stamp, coin, c	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Blections; electronic devices \$1,500.00 or baseball card collections; \$1,950.00
Ele Control Co	imple s, dressel No IYes. Des ectronics ectronics examples: Yes. Des No illectibles examples: Yes. Des No. illectibles examples: Yes. Des ectronics examples: Yes. Des ectronics examples: Yes. Des ectronics examples: No. illectibles examples: No.	Major appliances, W. rs, coffee table, end table, S. Location: 1 Scribe	tools, dining table, hutch, side table, curio cabinet, wall 16222 Monterey Ln #376, Huntington Beach CA crystal set red & white wine glasses o, video, stereo, and digital equipment; computers, print ras, media players, games ision, computer, printer, and peripherals 16222 Monterey Ln #376, Huntington Beach CA tings, prints, or other artwork; books, pictures, or other a lia, collectibles urine boy dog collection (20) 16222 Monterey Ln #376, Huntington Beach CA see. and other hobby equipment; bicycles, pool tables. go	unit, desk. A 92649 ers, scanners; music col A 92649 rt objects; stamp, coin, c	Do not deduct secured claims or exemptions. \$3,500.00 \$1,000.00 Blections; electronic devices \$1,500.00 or baseball card collections; \$1,950.00

Debtor 1 Jamie Ly	nn Gallian		Case number (if known)	8:21-bk-11710-ES
 Clothes Examples: Everyda □ No 	y clothes, furs, leather coats, designe	r wear, shoes, accessories		
Yes. Describe	Misc. clothing, winter jacks shoes, boots, tennis shoe Location: 16222 Monterey	s, sandals, heels, work	cshoes	\$1,000.00
	<u>`</u>			
 Jewelry Examples: Everyday 	jewelry, costume jewelry, engageme	nt rings, wedding rings, hei	rloom jewelry watches gems go	ld silver
Yes. Describe	Movado wrist watch (20 yrs of bracelets and earrings.			\$1,000.00
13. Non-farm animals Examples: Dogs, cal	Location: 16222 Monterey Ln	#376, Huntington Bea	ch CA 92649	
Yes. Describe	5-year old Wired Terrier Dog Location: 16222 Monterey Ln	#376, Huntington Bea	ach CA 92649	\$25.00
4. Any other personal	and household items you did not a			\$25.00
■ No □ Yes. Give specific			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
15 Add the dollar val	ue of all of your entries from Part 3	facilitation and action for	Í.	
for Part 3. Write th	nat number here	, including any entries for	r pages you have attached	\$9.975.00
Part 4: Describe Your Fir	nancial Assets			
Do you own or have ar	ny legal or equitable interest in any	of the following?		Current value of the portion you own? Do not deduct secured claims or exemptions.
No Yes	g, savings, or other financial accounts	; certificates of deposit; sha	ares in credit unions, brokerage ho	ouses, and other similar
□ No		Institution name:	icn.	\$3,793.00
■ Yes1		Bank of America		\$1,407.00
	7.2. Checking and Savings 7.3 Savings	Alliant Credit Union Alliant Credit Union		\$ 2,600.00
8. Bonds, mutual fund	s, or publicly traded stocks ds, investment accounts with brokerag	o from manny market and		
No Yes.	Institution or issuer name		ounts	
Non-publicly traded joint venture	stock and interests in incorporate	d and unincorporated bu	sinesses, including an interest Percentage of	in an LLC, partnership, and
□ No ■ .Yes Give spec	cific information about them		Ownership	
Note payable in the	LC - Entity is debtor's single m	nember LLC.		
secured by OCC-1,	approximate amount of \$ 225, perfected 1/14/2019.	000.00, dated 11/16/20		
Entity currently has Lot 376, Tract 1054	e approximate amount of \$ 225, perfected 1/14/2019. s a bank account \$16,000, holdi 2,Unit 4, rent checks payable to	000.00, dated 11/16/20 ing funds from tendere o RDRMHE; Ground Sp	ed.	
Entity currently has Lot 376, Tract 1054 for 2014 Skyline ma countersign Groun park rules forbid he However, RDRMHE	e approximate amount of \$ 225, perfected 1/14/2019. s a bank account \$16,000, holdi 2,Unit 4, rent checks payable to anufactured home, LBM1081. R d Space Agreement with Applic ome to be held in name other the	ing funds from tendere o RDRMHE; Ground Sp DRMHE refused to cant. According to RD nan individual.	ed, pace #376	< \$209,000.00 >
Entity currently has Lot 376, Tract 1054 for 2014 Skyline maccountersign Groun park rules forbid has However, RDRMHE	e approximate amount of \$ 225, perfected 1/14/2019. s a bank account \$16,000, holdi 2,Unit 4, rent checks payable to anufactured home, LBM1081. R d Space Agreement with Applic pome to be held in name other the allows registration held in the	ing funds from tendere o RDRMHE; Ground Sp DRMHE refused to cant. According to RD nan individual.	ed, pace #376	< \$209,000.00 > page

Debtor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES	
Debtor had Holder of (\$175,000)	as inter f UCC-1, perfe 0 & \$88,000,00	a manager-managed LL rest in LLC; J-Pad, LLC ected 1/14/2019, secure D Less note \$225.000.00 nt; Robert McLelland v	70 %		
Negotia	able instruments	include personal checks, c	gotiable and non-negotiable instrume ashiers' checks, promissory notes, and n transfer to someone by signing or deliver	noney orders.	
■ No □ Yes.	Give specific info	ormation about them Issuer name;			
	nent or pension les: Interests in I		. 403(b), thrift savings accounts, or other	pension or profit-sharing pl	ans
Yes.	List each accoun	nt separately. Type of account:	Institution name:		
		401k	Fidelity 401k		\$7,400.00
Your st Examp ■ No	les: Agreements	d deposits you have made:	so that you may continue service or use t, public utilities (electric, gas, water), tele Institution name or individual:	from a company ecommunications companie	es, or others
			0.3,000,000,000,000,000		
■ No □ Yes		or a periodic payment of mo suer name and description.	ney to you, either for life or for a number	of years)	
26 U.S.C	C. §§ 530(b)(1), 5	529A(b), and 529(b)(1).	qualified ABLE program, or under a q		ram.
☐ Yes			on. Separately file the records of any inte		
■ No		ormation about them	(other than anything listed in line 1), a	nd rights or powers exer	cisable for your benefit
26. Patents Examp	s, copyrights, tra les: Internet dom	ademarks, trade secrets, a nain names, websites, proce	and other intellectual property seds from royalties and licensing agreem	ents	
☐ Yes.	Give specific infe	ormation about them			
Examp. ■ No	les: Building pen	and other general intangit mits, exclusive licenses, co ormation about them	oles operative association holdings, liquor lice	enses, professional licenses	
Money or p	property owed t	o you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
■ No	unds owed to you		ing whether you already filed the returns	and the tax years	
29. Family Examp	support les; Past due or	lump sum alimony, spousal	support, child support, maintenance, div	orce settlement, property s	ettlement
No No Official Form	106A/B		Schedule A/B: Property		page 4
Software Copyrig	ght (c) 1996-2021 Bes	st Case, LLC - www.bestcase.com			Best Case Bankruptcy

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Debtor 1 Jami	ie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES	
☐ Yes, Give sp	pecific information				
Examples: Un be	s someone owes you paid wages, disability in nefits; unpaid loans you	nsurance payments, disability benefits, sick pay, vaca u made to someone else	ation pay, workers' comper	nsation, Social Security	
■ No □ Yes Give st	pecific information				
 Interests in in: Examples: He No 	surance policies alth, disability, or life in	surance; health savings account (HSA); credit, homeo	owner's, or renter's insurar	осе	
1,1-	he insurance company	of each policy and list its value.			
	Compar	ny name: Benefic	iclary:	Surrender or refund value:	
2. Any interest in	n property that is due	you from someone who has died			
If you are the b died.		ist, expect proceeds from a life insurance policy, or ar Charles James Bradley Jr. DOD 6-18-2000,C			
■ Yes □ No	Uncertain what Administrator S	if any, proceeds will pass to debtor. Will platiandra Bradley, decedent's widow. Witnesse David Bradley and Diane Goetz.	aced in paper shredde	r by	
3. Claims agains	t third parties, wheth	er or not you have filed a lawsuit or made a demar	nd for payment	est. \$100,000.00	
		putes, insurance claims, or rights to sue ential claim for <u>wrongful termination claim agains</u>	t employer. United Airline	as under Railroad Labor Act	
□ No	Pote	ential claim against Association of Flight Attendan	nts-MEC for failure to arb	itrate employee's claim with C	
□ No	ent and unliquidated be each claim	claims of every nature, including counterclaims of	f the debtor and rights to	set off claims	
	Destinat				
3	34.1 Homeown	h <u>iury claim agai</u> nst Huntington Beach Gable er's Association and Jesus Jasso Jr.; 018; Case No.: 30-2020-01153679	es	est. \$75,000.00	
\$	violation(s trespassir pursue fri	Claim against Houser Bros Co dba Rancho D of MRL §798, et seq multiple acts of retailit g, unlawful entry, forcible detainer, wrongfu dious Unlawful detainer, forcible Detainer Ac purchaser for value 11/1/2018. Potential	ation, discrimination, il eviction, failure to tii	mely nst \$75,,000.00	
3		rights to reversionary interest in unexpired 8 d, Tract 10542, Lot 1 & 2, and Subcondomini		unknown	
34	injury su	Victim Restitution Order in favor debtor stained from PC §242, 8/5/2018, again Case No. 19WM09951, June 25, 2019	for economic losse ast Jesus Jasso Jr	¥	
		A 180 M 180 M 180 M		est. \$73,000.00	
5. Any financial a	assets you did not alr	eady list			
Yes. Give spe	ecific information	possible COVID-19 rent relief from State of (applied for, but not yet approved). Not pro		est. \$ 27,000.00	
			3-3-3		
6. Add the dollar for Part 4. Wr	value of all of your en rite that number here.	ntries from Part 4, including any entries for pages	you have attached	\$ 350,000.00	
for Part 4. Wr	rite that number here.			\$ 350,000.00	
for Part 4. Wi Part 5: Describe Ar 7. Do you own or ha	rite that number here. ny Business-Related Pro ave any legal or equitabl	ntries from Part 4, including any entries for pages perty You Own or Have an Interest In. List any real estate e interest in any business-related property?		\$ 350,000.00	
for Part 4. Wr	rite that number here. ny Business-Related Pro ave any legal or equitable.	perty You Own or Have an Interest In. List any real estate		\$ 350,000.00	
for Part 4. Wi Part 5: Describe Ar 7. Do you own or hi No. Go to Part 6	rite that number here. ny Business-Related Pro ave any legal or equitable 38.	perty You Own or Have an Interest In. List any real estate		\$ 350,000.00 page 5	

Debtor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
Part 6: Describe Any Farm- and Commercial Fishing-Related Proper If you own or have an interest in farmland, list it in Part 1.	ty You Own or Have an Interes	st In.	
46. Do you own or have any legal or equitable interest in any	farm- or commercial fishin	g-related property?	
■ No. Go to Part 7. ☐ Yes. Go to line 47.			
Part 7: Describe All Property You Own or Have an Interest in Th	nat You Did Not List Above		
 53. Do you have other property of any kind you did not alread Examples: Season tickets, country club membership No Yes. Give specific information			\$0.00
55. Part 1: Total real estate, line 2			\$275,000.00
56. Part 2: Total vehicles, line 5	\$ 0.00		
57. Part 3: Total personal and household items, line 15	\$ 9,975.00		
58. Part 4: Total financial assets, line 36	\$ 350,000.00		
59. Part 5: Total business-related property, line 45	\$0.00		
60. Part 6: Total farm- and fishing-related property, line 52	\$0.00		
61. Part 7: Total other property not listed, line 54	+ \$0.00		
62. Total personal property. Add lines 56 through 61	\$ 359,975.00	Copy personal property to	tal \$359,975.00
63. Total of all property on Schedule A/B. Add line 55 + line 6	2		\$ 634,975.00

Official Form 106A/B

Schedule A/B: Property

page 6

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Fill in this information to identify you	ir case:			
5.5111.0				
Debtor 1 Jamie Lynn Ga	Middle Name Last Name			
Debtor 2	Middle Marie			
Spouse if, filing) First Name	Middle Name Last Name			
United States Bankruptcy Court for the	: CENTRAL DISTRICT OF CALIFORNIA			
Case number 8:21-bk-11710	-ES		1000	
if known)			KK Check	if this is an
			amend	led filing
All the day of the country of				
Official Form 106D				
chedule D: Creditors	Who Have Claims Secured	by Propert	V	12/15
oncume by orcantor	Title Have Claime Cocaroa	ту	,	
Yes. Fill in all of the information	below.			
Part 1: List All Secured Claims		Column A	Column B	Column C
for each claim. If more than one creditor ha	more than one secured claim, list the creditor separately s a particular claim, list the other creditors in Part 2. As tical order according to the creditor's name.	Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim	Unsecured portion if any
2.1 Houser Bros. Co.	Describe the property that secures the claim:	\$0.00	\$275,000.00	\$0.00
Creditor's Name	16222 Monterey Ln #376 Huntington			
DBA Rancho Del Rey	Beach, CA 92649 Orange County,			1
Estates 16222 Monterey Ln.	LBM1081 HCD Title held by Debtor			
Huntington Beach,	As of the date you file, the claim is: Check all that			
CA 92649	apply.			
	☐ Contingent			
Number, Street, City, State & Zip Code	Unliquidated			
	Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply	- 5		
Debtor 1 only	 An agreement you made (such as mortgage or secu car loan) 	red		
Debtor 2 only				
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	☐ Judgment lien from a lawsuit			
Check if this claim relates to a	Other (including a right to offset) Ground Leas	se, Lot 376, Trac	t 10542, Unit 4 loca	ted APN 178-0

Official Form 106D

community debt

Date debt was incurred

Schedule D: Creditors Who Have Claims Secured by Property

Last 4 digits of account number

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	ame Last Name	Case number (if known)	2230-23-111	
, J-Pad, LLC; Steven &	and Last Harry		v21001110101	4342
Brian Gallian	Describe the property that secures the claim:	\$225,,000.00	\$275,000.00	\$ 00.00
Creditor's Name	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County LBM1081 HCD Title held by Debtor			
	As of the date you file, the claim is: Check all that apply. Contingent	I		
Number, Street, City, State & Zip Code	☐ Unliquidated			
Mr. J. L. D. Charles	Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.	provinced		
Debtor 1 only	An agreement you made (such as mortgage or car loan)	secured		
Debtor 2 only				
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien ☐ Judgment lien from a lawsuit			
At least one of the debtors and another Check if this claim relates to a community debt	Other (including a right to offset)	Certificate of Title Leg		with HCD.
Date debt was incurred	Last 4 digits of account number	OGO / policida ii i		
		1.112.00	A. C.	04 400 00
2.3 Hyundai Capital America Creditor's Name	Describe the property that secures the claim: 2020 Kia Sportage Location: 16222 Monterey Ln #376,	\$4,186.00	\$0.00	\$4,186.00
	Huntington Beach CA 92649 (LEASE)			
P.O. Box 269011	As of the date you file, the claim is: Check all that			
Plano, TX 75026	apply.			
	☐ Contingent			
Number, Street, City, State & Zip Code	Unliquidated			
	Disputed			
Who owes the debt? Check one.	Nature of lien. Check all that apply.	200.000		
Debtor 1 only	An agreement you made (such as mortgage or	secured		
☐ Debtor 2 only	car loan)			
	The company of the co	Y		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lier)		
☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another	☐ Statutory lien (such as tax lien, mechanics lier ☐ Judgment lien from a lawsuit)		
☐ At least one of the debtors and another☐ Check if this claim relates to a	☐ Judgment lien from a lawsuit			
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred	☐ Judgment lien from a lawsuit ☐ Other (including a right to offset) ☐ Auto Le	ase		
☐ At least one of the debtors and another☐ Check if this claim relates to a community debt	☐ Judgment lien from a lawsuit ☐ Other (including a right to offset) ☐ Auto Le		\$275,000.00	\$0.0
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred Orange County Tax	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all the apply.	\$0.00	\$275,000.00	\$0.00
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred 2.4 Orange County Tax Assessor Creditor's Name	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all the apply. Contingent	\$0.00	\$275,000.00	\$0.0
□ At least one of the debtors and another □ Check if this claim relates to a community debt Date debt was incurred 2.4 Orange County Tax Assessor	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all the apply. Contingent Unliquidated	\$0.00	\$275,000.00	\$0.00
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred 2.4 Orange County Tax Assessor Creditor's Name	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all the apply. Contingent Unfliquidated Disputed	\$0.00	\$275,000.00	\$0.00
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred 2.4 Orange County Tax Assessor Creditor's Name Number, Street, City, State & Zip Code Who owes the debt? Chack one.	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all the apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply.	\$0.00	\$275,000.00	\$0.00
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred 2.4 Orange County Tax Assessor Creditor's Name Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all the apply. Contingent Unfliquidated Disputed	\$0.00	\$275,000.00	\$0.0
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred 2.4 Orange County Tax Assessor Creditor's Name Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage of car loan)	\$0.00	\$275,000.00	\$0.00
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred 2.4 Orange County Tax Assessor Creditor's Name Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	□ Judgment lien from a lawsuit ■ Other (including a right to offset) Last 4 digits of account number Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all the apply. □ Contingent □ Unliquidated □ Disputed Nature of lien. Check all that apply. □ An agreement you made (such as mortgage of car loan) □ Statutory lien (such as tax lien, mechanic's lies	\$0.00	\$275,000.00	\$0.00
At least one of the debtors and another Check if this claim relates to a community debt Date debt was incurred 2.4 Orange County Tax Assessor Creditor's Name Number, Street, City, State & Zip Code Who owes the debt? Chack one. Debtor 1 only Debtor 2 only	□ Judgment lien from a lawsuit ■ Other (including a right to offset) Last 4 digits of account number Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County Title held by Debtor's single member LLC - J-Sandcastle Co, LLC As of the date you file, the claim is: Check all the apply. □ Contingent □ Unliquidated □ Disputed Nature of lien. Check all that apply. □ An agreement you made (such as mortgage of car loan) □ Statutory lien (such as tax lien, mechanic's lien □ Judgment lien from a lawsuit	\$0.00	\$275,000.00	\$0.0

Debtor 1 Jamie Lynn Gallian		Case number (IF known)	8:21-bk-11710-ES		
First Name Middle Na	ame Last Name				
The Huntington Beach Gables	Describe the property that secures the claim:	\$319,653.59	\$275,000.00	\$319,653.59	
Creditor's Name Homeowners Association c/o Epsten Grinnell &	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LBM1081; 2014 Skyline Manufactured Home APN 891-569-62				
Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131	As of the date you file, the claim is: Check all that apply. Contingent				
Number, Street, City, State & Zip Code Who owes the debt? Check one.	☐ Unliquidated ☐ Disputed				
Debtor 1 only Debtor 2 only	Nature of Ilen. Check all that apply. An agreement you made (such as mortgage or so car loan)	ecured			
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)				
At least one of the debtors and another	Judgment lien from a lawsuit				
☐ Check If this claim relates to a community debt	Mother (including a right to offset) 5/16/2019	Abstract Judgme	nt 2019 165259		
Date debt was incurred5/16/2019	Last 4 digits of account number OCS	C 30-2017-0091398	5		
2.6 Huntington Beach Gables Homeowners	Describe the property that secures the claim:	\$319,653.59	\$275,000.00	\$319,653.5	
Creditor's Name Association c/o Epsten Grinnell &	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LB 1081; 2014 Skyline Manufactured Hom				
Howell, APC 10200 Willow Creek	As of the date you file, the claim is: Check all that apply.				
Road, Ste 100 San Diego, CA 92131	☐ Contingent				
San Diego, CA 92131	☐ Unliquidated				
Number, Street, City, State & Zip Code	Disputed Nature of lien. Check all that apply.				
Who owes the debt? Check one.	An agreement you made (such as mortgage or se	ecured			
Debtor 1 only	car loan)				
Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)				
	Indonesia Rea Gray & Consult				
Debtor 1 and Debtor 2 only	Judgment lien from a lawsuit				
Debtor 1 and Debtor 2 only At least one of the debtors and another Check if this claim relates to a community debt		act Judgment 2019	00166068		

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Best Case Bankruptcy

	Debtor 1 Jamie Lynn Gallian		8:21-bk-117	10-E3
First Name Middle Na	me Last Name			
.7 The Huntington Beach	Describe the property that secures the claim:	\$3,070.00	\$275,000.00	\$3,070.00
Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LBM1081; 2014 Skyline Manufactured Home APN 891-569-62 As of the date you file, the claim is: Check all that			
Road, Ste 100 San Diego, CA 92131	apply. Contingent			
Number, Street, City, State & Zip Code Vino owes the debt? Check one.	☐ Unliquidated ☐ Disputed Nature of lien, Check all that apply.			
Debtor 2 only	An agreement you made (such as mortgage or secar loan) An agreement you made (such as mortgage or secar loan)	ecured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit			
Check if this claim relates to a community debt	Other (including a right to offset)	Abstract Judgme	nt 2018435011	
ate debt was incurred11/19/2018	Last 4 digits of account number OCS	30-2017-0091398	5	
Gables Homeowners	Describe the property that secures the claim:	\$9,265.00	\$275,000.00	\$9,265.0
Creditor's Name Association c/o Epsten Grinnell & Howell, APC	Describe the property that secures the claim: 16222 Monterey Ln #376 Huntington B CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62	each, 31;	\$275,000.00	\$9,265.0
Gables Homeowners Creditor's Name Association C/o Epsten Grinnell & Howell, APC 10200 Willow Creek	16222 Monterey Ln #376 Huntington B CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP	each, 31; N	\$275,000.00	\$9,265.0
Creditor's Name Association C/O Epsten Grinnell & Howell, APC	16222 Monterey Ln #376 Huntington B CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62	each, 31; N	\$275,000.00	\$9,265.0
Gables Homeowners Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100	16222 Monterey Ln #376 Huntington B CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62 As of the date you file, the claim is: Check all that a	each, 31; N	\$275,000.00	\$9,265.0
Creditor's Name Association C/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131	16222 Monterey Ln #376 Huntington CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62 As of the date you file, the claim is: Check all that a Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or second contingent county)	each, 31; N	\$275,000.00	\$9,265.0
Creditor's Name Association C/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131 Number, Street, City, State & Zlp Code	16222 Monterey Ln #376 Huntington CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62 As of the date you file, the claim is: Check all that a Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or scar loan)	each, 31; N	\$275,000.00	\$9,265.0
Creditor's Name Association C/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131 Number, Street, City, State & Zip Code Who owes the debt? Check one.	16222 Monterey Ln #376 Huntington CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62 As of the date you file, the claim is: Check all that a Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or second contingent county)	each, 31; N	\$275,000.00	\$9,265.0
Creditor's Name Association C/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131 Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	16222 Monterey Ln #376 Huntington CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62 As of the date you file, the claim is: Check all that a Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or scar loan) Statutory lien (such as tax lien, mechanic's lien)	each, 31; N	\$275,000.00	\$9,265.0
Gables Homeowners Creditor's Name Association c/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131	16222 Monterey Ln #376 Huntington CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62 As of the date you file, the claim is: Check all that a Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or scar loan) Statutory lien (such as tax lien, mechanic's lien) Judgment lien from a lawsuit	each, 31; N	5.W. 6	\$9,265.0
Creditor's Name Association C/o Epsten Grinnell & Howell, APC 10200 Willow Creek Road, Ste 100 San Diego, CA 92131 Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	16222 Monterey Ln #376 Huntington CA 92649 Orange County; LBM 10 2014 Skyline Manufactured Home; AP 891-569-62 As of the date you file, the claim is: Check all that a Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or scar loan) Statutory lien (such as tax lien, mechanic's lien) Judgment lien from a lawsuit	each, 31; N	5.W. 6	\$9,265.0

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Debtor 1 Jamie Lynn Gallian		Case number (if known) 8:21-bk-11710-ES		
First Name Middle Na	ame Last Name			
Janine Basso, ESQ	Describe the property that secures the claim:	\$13,229.24	\$275,000.00	\$13,229.24
Creditor's Name	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; LBM1081; 2014 Skyline Manufactured Home APN 891-569-62			
16025 Warmington Lane Huntinton Beach, CA 92649	As of the date you file, the claim is: Check all that apply. Contingent			
Number, Street, City, State & Zip Code Who owes the debt? Check one.	Unliquidated Disputed Nature of lien. Check all that apply.			
Debtor 1 only Debtor 2 only	An agreement you made (such as mortgage or security of the car loan)	ecured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	Judgment lien from a lawsuit		202400024020	7
Check if this claim relates to a community debt	Other (including a right to offset) 11/19/201	B Abstract Judgme	ent 202100034828	
Date debt was incurred 5/27/2021	Last 4 digits of account number OCS	C 30-2018-0098678	5	
2.10 People of the ST of	Describe the property that secures the claim:	\$13,229.24	\$275,000.00	\$13,229.2
Creditor's Name	16222 Monterey Ln #376 Huntington E CA 92649 Orange County; LBM 1081; 2014 Skyline Manufactured Home; APN 891-569-62			
8141 13th Street	As of the date you file, the claim is: Check all that a	pply		
Westminister, CA	☐ Contingent			
92683	■ Unliquidated On Appeal 30-2021-0118	9657		
Number, Street, City, State & Zip Code	☐ Disputed Nature of lien. Check all that apply.			
Who owes the debt? Check one.	An agreement you made (such as mortgage or s car loan)	secured		
Debtor 1 only				
Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another	Judgment lien from a lawsuit	to a continuo aksi	Welling and	
Check if this claim relates to a community debt	Other (including a right to offset)	ract Judgment 202	1000348287	-
Date debt was incurred 5/27/2021	Last 4 digits of account number OCS	C 18WM05278		

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Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Debtor 1 Jamie Lynn Gallian	Case number (if known) 8:21-bk-11710-E			
First Name Middle Na	ame Last Name			
Janine Basso, ESQ	Describe the property that secures the claim.	\$ 53,684.41	\$275,000.00	\$53,684.41
Creditor's Name	16222 Monterey Ln #376 Huntingto Beach, CA 92649 Orange County; LBM1081; 2014 Skyline Manufactur Home APN 891-569-62	n red	111	
16025 Warmington Lane Huntinton Beach, CA 92649	As of the date you file, the claim is: Check all the apply. Contingent	nat		
Number, Street, City, State & Zip Code	Unliquidated			
Who owes the debt? Check one.	Nature of lien. Check all that apply.			
Debtor 1 only Debtor 2 only	 An agreement you made (such as mortgage car loan) 	or secured		
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's li	ien)		
At least one of the debtors and another	Judgment lien from a lawsuit			27.5
Check if this claim relates to a community debt	☑ Other (including a right to offset) 12/14/	2018 Abstract Judgi	ment 201800046	7142
Date debt was incurred 7/23/2020	Last 4 digits of account number O	CSC 30-2017-00913	985	
2.12 Huntington Beach Gables Homeowners	Describe the property that secures the claim	\$46,138.00	\$275,000.00	\$46,138.0
Association Creditor's Name c/o Epsten Grinnell & Howell. APC	16222 Monterey Ln #376 Huntingto CA 92649 Orange County; LBM 1081; 2014 Skyline Manufacto Home; APN 891-569-62			
10200 Willow Creek	As of the date you file, the claim is: Check all	that apply		
Road, Ste 100 San Diego, CA 92131	☐ Contingent ☐ Unliquidated			
Number, Street, City, State & Zip Code	☐ Disputed Nature of lien. Check all that apply.			
Who owes the debt? Check one.	An agreement you made (such as mortgage car loan)	e or secured		
Debtor 1 only	Of the second section is the second section of the	Hom		
Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's	nerry		
☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another	Judgment lien from a lawsuit			0467442
☐ Check if this claim relates to a community debt	Other (including a right to offset)	2/14/2018 Abstract J	Jagment 201800	1040/142
Date debt was incurred 12/14/2018	B Last 4 digits of account number	OCSC 30-2017-0091	3985	

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Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Debtor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES		
First Name Middle N	lame Last Name				
The Huntington Beach	Describe the property that secures the claim:	\$46,138.00	\$275,000.00	\$46,138.00	
Creditor's Name Homeowners Association Gordon, Rees, Mansukhani	16222 Monterey Ln #376 Huntington Beach, CA 92649 Orange County; 2014 Skyline Manufactured Home LBM 1081				
633 W 5th Street, 52nd	As of the date you file, the claim is: Check all that				
Floor Los Angeles, CA 90071	apply. □ Contingent				
Number, Street, City, State & Zip Code	☐ Unliquidated ☐ Disputed				
Who owes the debt? Check one.	Nature of lien. Check all that apply.				
■ Debtor 1 only □ Debtor 2 only	☐ An agreement you made (such as mortgage or car loan)	secured			
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)			
At least one of the debtors and another	☐ Judgment lien from a lawsuit				
☐ Check if this claim relates to a community debt	Other (including a right to offset)	stract of Judgement	2018000467142		
Date debt was incurred 12/14/2018	Last 4 digits of account number 30-	2017-00913985			

Part 2: List Others to Be Notified for a Debt That You Already Listed

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Best Case Bankruptcy

Filed 11/16/21 Entered 11/17/21 14:02:04 Case 8:21-bk-11710-ES Doc 37 Desc Main Document Page 3 of 26

Fill	in this info	ormation to ic	dentify y	our case and th	is filinç	g:				
Deb	tor 1	Jamie	Lynn G	allian						
D - I-	O	First Name	•	Middle	Name		Last Name			
	tor 2 use, if filing)	First Name)	Middle	Name		Last Name		-	
Unit	ed States E	Bankruptcy Co	ourt for th	ne: CENTRAL	DISTRI	CT OF CALIF	ORNIASANTA ANA [DIVISION	_	
Cas	e number	8:21-bk-1	1710-ES	8			-			Check if this is an amended filing
		orm 106 I le A/B		operty						12/15
think infori	it fits best. mation. If mover every qu	Be as comple ore space is no estion.	te and ac eeded, at	curate as possibl tach a separate sl	e. If two neet to t	married people his form. On the	n asset fits in more than are filing together, both top of any additional p n or Have an Interest In	n are equally ages, write y	responsible for si	
	•	, ,	ai or equ	itable interest in a	ny resid	ence, building,	land, or similar property	y r		
	No. Go to P	art 2.								
	Yes. Where	e is the property	/?							
		I on APN 17 0542, Unit 4								
1.1	16222 M	onterey I n	Snc 3	76			? Check all that apply	_		
		t address, if available, or other description			Single-family h Duplex or mult Condominium	i-unit building	the a	Do not deduct secured claims or exempthe amount of any secured claims on Scareditors Who Have Claims Secured by		
	Hunting	ton Beach	CA	92649-0000		Manufactured Land	or mobile home		ent value of the e property?	Current value of the portion you own?
	City		State	ZIP Code		Investment pro	pperty		\$235,000.00	\$235,000.00
						Timeshare Other				our ownership interest
							in the property? Check of	_{ne} a life	n as fee simple, ter estate), if known. Simple	ancy by the entireties, or
	Orange					Debtor 2 only				
	County						the debtors and another	ப (Check if this is con see instructions)	nmunity property
						r information yo erty identificatio	ou wish to add about thi	s item, such	as local	
						•	2; 2014 Skyline Cus	stom Villa	Manufactured	Home. Decal

2. Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here......=>

\$235,000.00

Part 2: Describe Your Vehicles

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on Schedule G: Executory Contracts and Unexpired Leases.

AC7V710394GA 60'x15'2".

Official Form 106A/B Schedule A/B: Property page 1 Best Case Bankruptcy

No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number

		Main Document	Page 4 of 26	
Debtor 1	Jamie Lynn	ı Gallian	Case number (if known)	8:21-bk-11710-ES
3. Cars, v	ans, trucks, tra	ctors, sport utility vehicles, motorcycle		
■ Yes	Lease 202	0 Kia Sportage Expires 12/2022		
□ No				
		otor homes, ATVs and other recreational vehicles s, motors, personal watercraft, fishing vessels, snown		
■ No				
☐ Yes				
		of the portion you own for all of your entries from ned for Part 2. Write that number here		\$0.00
Part 3: Da	ascriha Vour Pars	onal and Household Items		
		legal or equitable interest in any of the following	items?	Current value of the
·	·			portion you own?Do not deduct secured claims or exemptions.
	h old goods and bles: Major applia	furnishings inces, furniture, linens, china, kitchenware		
Yes.	. Describe			
		Misc. household goods and furnishings		
		Location: 16222 Monterey Lane, Space 3' 92649	76, Huntington Beach CA	\$3,500.00
		waterford crystal set red and white wine	glasses	\$1,000.00
□ No	oles: Televisions	and radios; audio, video, stereo, and digital equipme ill phones, cameras, media players, games Wall television, computer, printer and pe		ollections; electronic devices
		Location: 16222 Monterey Lane, Space 3 92649	76, Huntington Beach CA	\$500.00
Examp □ No		d figurines; paintings, prints, or other artwork; books, tions, memorabilia, collectibles Location: 16222 Monterey Lane, Space 3 Huntington Beach CA 92649		or baseball card collections;
		Lladro figurine collection (20)		\$1,900.00
				4.,555.66
	nent for sports a bles: Sports, phot musical inst	ographic, exercise, and other hobby equipment; bicy	cles, pool tables, golf clubs, skis; canoes a	and kayaks; carpentry tools;
	. Describe			
_		es, shotguns, ammunition, and related equipment		
■ No	Dooriba			
☐ Yes. Official For	. Describe rm 106A/B	Schedule A/B: Prop	erty	page 2

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11. Clothes Examples: Everyday clothes, furs, leather coats, designer wear, shoes, accessories No Yes. Describe Misc. clothing Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 \$1,00	00.00
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA \$1,00 12. Jewelry Examples: Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver	0.00
Examples: Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver	
☐ No ■ Yes. Describe	
Movado wrist watch (20 yrs. old); costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649	0.00
13. Non-farm animals Examples: Dogs, cats, birds, horses □ No ■ Yes. Describe	
5-year old Wired Terrier Dog \$2	25.00
 14. Any other personal and household items you did not already list, including any health aids you did not list No Yes. Give specific information 15. Add the dollar value of all of your entries from Part 3, including any entries for pages you have attached for Part 3. Write that number here	00
Part 4: Describe Your Financial Assets	
Do you own or have any legal or equitable interest in any of the following? Current value of the portion you own? Do not deduct secundaries or exemption.	red
 16. Cash Examples: Money you have in your wallet, in your home, in a safe deposit box, and on hand when you file your petition ■ No □ Yes 	
 17. Deposits of money Examples: Checking, savings, or other financial accounts; certificates of deposit; shares in credit unions, brokerage houses, and other similar institutions. If you have multiple accounts with the same institution, list each. □ No ■ Yes	
17.1. EDD Debit account Bank of America \$3,79	3.00
Alliant Credit UnionOnly funds are Covid-19 17.2. Savings relief funds from the government. \$1,40	7.00

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Schedule A/B: Property

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Debtor 1	Jamie Lyn	n Gallian		Case r	number (if known) 8:	21-bk-11710-ES
		17.3.	Savings	Alliant Credit UnionOnly funds relief funds from the government		\$2,600.00
Exa	mples: Bond fund		ly traded stocks nt accounts with bro	okerage firms, money market accounts		
■ No) :S	ı	Institution or issuer i	name:		
		ataalcand:				an II C mantagraphia and
j oin □ No	t venture			orated and unincorporated businesses, incl	uding an interest in	an LLC, partnership, and
■ Ye	es. Give specific Name of ent		about them		ownership:	
J-Sand		,	nember entity cui	rrently has a bank account of	ownership.	
HCD Remediati mediati agreem Houser be held	egistration wa ion with RDRM lent with HCD Bros RDR Pa I in name othe	s transferr IHE Park i Registered rk Owner/I r than an	red to debtor on a n UD Case. Park d Applicant, J-Sa Manager, Park R individual; Howe	stration to Debtor's residence. 2/25/2021 after voluntary c refused to countersign lease andcastle Co LLC. According to ules allegedly forbid home to ever, Park allow homes titled in in RDRMHE Park Rules.	100 %	\$ 500.00
Sandca in full b Rey MH 30-yr. N Tract 10 Promiss approx,	stle 7/9/21, rei y debtor (Allia IE. J-Pad, LLC lanufactured h 0542, Unit 4, Li sory Note (\$17	nt funds to int CU Acc Holder of Home Tran ot 376. J-F '5,000 & \$8 itor 341 tes	RDRMHE; Rent t) through Dece COTA perfecte saction secured Pad, LLC Holder 38,000). Matures	ers Check \$13,710.00, from ChaseJ-Checks tendered for space 376 rent paymber 2021, returned from Rancho Del d 1/14/2019. UCC-1 AD filed 1/14/2019 by LBM1081, located on APN 178-011-r of Security Agreement, dated 11/16/18 2048. Various minimal debts owed add frivolous costly ongoing litigation	, -16,	\$ 75,000.00
Nego Non-	otiable instrumen -negotiable instru	ts include pe	ersonal checks, cash	otiable and non-negotiable instruments niers' checks, promissory notes, and money or nsfer to someone by signing or delivering them		
■ No	es. Give specific i		about them ler name:			
	•			03(b), thrift savings accounts, or other pension	ı or profit-sharing plar	าร
■ Ye	s. List each acco					
			of account:	Institution name:		¢ 7 400 00
		IRA		Fidelity		\$ 7,400.00
Your	<i>mples:</i> Agreemen	sed deposits	you have made so	that you may continue service or use from a co public utilities (electric, gas, water), telecommur		or others
■ No)			Institution name or individual:		
23. Ann ı	•	t for a period	lic payment of mone	ey to you, either for life or for a number of years	\$)	
	, :S	Issuer name	e and description.			
				ualified ABLE program, or under a qualified		

Schedule A/B: Property

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Official Form 106A/B

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De	ebtor 1	Jamie Lyı	nn Gallian		Case number (if known)	8:21-bk-11710-ES
	■ No □ Yes		Institution name	e and description. Separately file the	records of any interests.11 U.S.C. § 521(c):	
25.	Trusts,	, equitable o	future interest	s in property (other than anything	listed in line 1), and rights or powers exe	rcisable for your benefit
	■ No					
	☐ Yes.	Give specific	information abo	ut them		
26.				ade secrets, and other intellectual rebsites, proceeds from royalties and		
	■ No					
	☐ Yes.	Give specific	information abo	ut them		
27.	_Examp			neral intangibles e licenses, cooperative association h	noldings, liquor licenses, professional licens	es
	■ No □ Yes.	Give specific	information abo	ut them		
M	oney or	property owe	ed to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
28.	Tax ref	funds owed t	o you			
	■ No		-			
	☐ Yes.	Give specific	information abou	t them, including whether you alread	ly filed the returns and the tax years	
29.		v support ples: Past due	or lump sum ali	mony, spousal support, child support	, maintenance, divorce settlement, property	settlement
	☐ Yes.	Give specific	information			
30.		<i>ples:</i> Unpaid v			its, sick pay, vacation pay, workers' compe	nsation, Social Security
	☐ Yes.	Give specific	information			
31.		sts in insuran ples: Health, c		surance; health savings account (HS	SA); credit, homeowner's, or renter's insurar	nce
	_	Name the ins	urance company	of each policy and list its value.		
	— 103.	Ivanic tile ilis	<u> </u>	ny name:	Beneficiary:	Surrender or refund value:
32.	If you a			you from someone who has died rust, expect proceeds from a life insu	rance policy, or are currently entitled to rec	eive property because
	■ Yes.	Give specific	information	Probate estate of Charles J. Uncertain what, if any, proce	Bradley, Jr. Case No. 30-2017-0091seeds will pass to debtor.	5711.
			million,	's claim Estate of Charles Jam	nes Bradley Jr. filed by debtor for \$1 trator, Sandra Bradley, approx.	Unknown

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D	ebtor 1	Jamie Lynn Gallian	Case number (if known) 8:	21-bk-11710-ES
33			ther or not you have filed a lawsuit or made a demand for payment disputes, insurance claims, or rights to sue	
		Describe each claim.	/rongful termination against United Airlines. No lawsuit filed. laim filed Collective Bargaining with Association of Flight Attendants under ailway Labor Act. Arbitration with Compa∖ny & AFA requested and being pursu	ad Unknown
34	Other		d claims of every nature, including counterclaims of the debtor and rights to set	
	□ No	Describe each claim		
	— 165.			
	34.1	transaction May 2 2010219518 APN	ndra Bradley and Houser Bros Co for failure to disclose real estate 2010, that ultimately lead to recordation of Grant Deed Doc # 937-63-053, Unit 53 in name of Houser Bros instead of intended a L. Bradley Trust. No lawsuit filed yet.	
				Unknown
ŝ	34.2	ARC violations in Alderport, that o	gainst Sandra Bradley for failure to disclose previous alleged a connection with improvements to Unit 53 in 2014, 2015, 2016, at ocurred prior to debtor became legal owner of the Alderport property o he subject of 4/11/2017 FAC 5/16/2017, Gables HOA civil complaint.	n Unknown
3	4.3	Co. dba Rancho Del Re violations of MRL §798 entry; forcible detainer	Tract 10542 Master Lessor Houser Bros Co. and Park Manager Houser y Mobilehome Estates for Violation(s) Davis Stirling Act; Civil Code; et seq. multiple acts (retaliation, discrimination, trespassing/unlawful, wrongful eviction, failure to timely pursue/prosecute frivolous UD clai	m
			counter sign Consumer Lease Agreement with Applicant(s); Registered rchase 2014 Skyline Custom Villa, LBM1081	1
		Possib	e award of Attorney Fees under Davis Stirling Act; CA Civil Code; and (MRL)	Unknown
3	4.4	Personal Injury claim p et al. Case No. 30-2020	ending against Huntington Beach Gables HOA; Jesus Jasso, Jr. -01153679.	
			Estimated damages approximately \$195,000.	Unknown
_	34.5	Due to pending li	tigation Potential right of debtor to reversionary interest in Unit 53, und	expired Ground
	4.5	178-011-01; 178-011-16 Original Master L Robert P. Warmington, assigned Declarant Ro Declarant to various co Subcondominium Leas to CC&Rs filed OC Clei	dominum Leasehold in Condominium Project Lot 1 & 2, Tract 10542, A Holding Alternate APN 178-771-03; Unit 53 APN 937-63-053; essor Houser Bros Co. and Robert P. Warmington, an Ind. Original Ten an Ind. Sublessor, assigned to Robert P. Warmington Company, Suble bert P. Warmington Co. Sublessor assigned certain rights of insumers until 2059, termination 80-year GroundLeasehold and ehold; Further rights clarified by Master Lessor and Sublessor in Firs k Recorder, 8/5/1980, Doc No. 8005, detailing Consumer's Interest in M dominium Leasehold relative to Lot 1 & 2 Tract 10542, City of Hunting	eant; easee; Further et Amendment aster Ground
		HOA seek a voiding of Ground Leasehold and for value, Randall Nick	h Gables HOA has a filed cross-complaint pending OCSC, in which Ga the debtors sale of unencumbered rights in debtors previous residenc SubCondominium Leasehold sold on 10/31/2018 to a bona fide purcha els, including rights of Assignment of unexpired term of 80 yr Ground Indominium Leasehold from Debtor to purchaser Randall Nickels).	e;
3	34.6	Potential Victim restitut	ion Order from Defendant Jesus Jasso, Jr, OCSC Case No. 19WM09951	Unknown
			Approx. economic damages \$ 73,000.00	
_ 35	Any fir	nancial assets you did not	already list	
	□Ño	Give specific information	CA COVID-19 relief from State of California for rent relief (debtor applied approx June 9,2021. CA Covid-19 Relief Award October 27, 2021. Not property of the estate.	\$24,301.55
36			r entries from Part 4, including any entries for pages you have attached	\$ 115,001.5 5
Pa	art 5: De	escribe Any Business-Related F	Property You Own or Have an Interest In. List any real estate in Part 1.	

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Debto	or 1		Case number (if known)	8:21-bk-11710-ES
I	you own or have any legal or equitable interest in any business-related to lo. Go to Part 6. Yes. Go to line 38.	i property?		
Part 6	Describe Any Farm- and Commercial Fishing-Related Property You Off If you own or have an interest in farmland, list it in Part 1.	Own or Have an Interest	ln.	
•	o you own or have any legal or equitable interest in any farm- o ■ No. Go to Part 7. □ Yes. Go to line 47.	or commercial fishing	-related property?	
Part 7	Describe All Property You Own or Have an Interest in That You	Did Not List Above		
■	o you have other property of any kind you did not already list? Examples: Season tickets, country club membership No Yes. Give specific information Add the dollar value of all of your entries from Part 7. Write tha	t number here		\$0.00
Part 8	List the Totals of Each Part of this Form			
55. I	Part 1: Total real estate, line 2			\$235,000.00
	Part 2: Total vehicles, line 5	\$0.00		
	Part 3: Total personal and household items, line 15	\$8,925.00		
	Part 4: Total financial assets, line 36	\$115,001.55		
	Part 5: Total business-related property, line 45	\$0.00		
	Part 6: Total farm- and fishing-related property, line 52	\$0.00		
61. l	Part 7: Total other property not listed, line 54 +	\$0.00		
62.	Total personal property. Add lines 56 through 61	\$123,926.55	Copy personal property	total \$123,926.55
63.	Total of all property on Schedule A/B. Add line 55 + line 62			\$358,926,55

Official Form 106A/B

Schedule A/B: Property

EXHIBIT 7

Case 8:21-bk-11710-ES Doc 38 Filed 11 Main Document

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Debtor 1	Jamie Lynn Galli	an	
	First Name	Middle Name	Last Name
Debtor 2			
(Spouse, if filing)	First Name	Middle Name	Last Name
United States E	Bankruptcy Court for the:	CENTRAL DISTRICT OF	CALIFORNIASANTA ANA DIVISION
Case number	8:21-bk-11710-ES		

Check if this is an amended filing

Official Form 106A/B

Schedule A/B: Property

12/15

In each category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where you think it fits best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part	1: Describe Each Resid	ence, B	uilding, Land, or (Other Real	Estate You Own or Have an Interest In		
1. D c	you own or have any leg	al or ed	quitable interest ir	any resid	ence, building, land, or similar property?		
_	No. Go to Part 2. Yes. Where is the propert	y?					
	Located on APN 1				is the property? Check all that apply		
1.1	16222 Monterey Ln	. Spc	376		Single-family home Duplex or multi-unit building	Do not deduct secured cla the amount of any secure	
	Street address, if available, or	other des	scription	■	Condominium or cooperative Manufactured or mobile home	Creditors Who Have Clair	
	Huntington Beach	CA	92649-0000		Land Investment property	Current value of the entire property?	Current value of the portion you own?
	City	State	ZIP Code		Timeshare Other		ancy by the entireties, or
	Orange			Who ■ □	has an interest in the property? Check one Debtor 1 only Debtor 2 only	Unit 4, Lot 376. OC 0 35-36; Parcel Map, B	-011-01, Tract 10542, Clk Rec. RS Bk 58 pg
	County				Debtor 1 and Debtor 2 only At least one of the debtors and another	Bk 456, Pg 49-50; Check if this is com (see instructions)	nmunity property
				APN: 8	ormation you wish to add about this item, s 91-569-62; 2014 Skyline Custom V	illa Manufactured Ho	me.
					ecal No. LBM 1081. Serial Number ered to Debtor. HCD COTA perfect		56 X15 Z .

 Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here......=>

\$235,000.00

Part 2: Describe Your Vehicles

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on Schedule G: Executory Contracts and Unexpired Leases.

Official Form 106A/B Schedule A/B: Property page 1

		Main Document Page 4 of 23	
Debtor 1	Jamie Lynr	Gallian Case number (if known)	8:21-bk-11710-ES
3. Cars,	vans, trucks, tra	ctors, sport utility vehicles, motorcycle	
■ Yes	L pase 202	0 Kia Sportage Expires 12/2022	
□ No	Lease 202	O Na Oportage - Expires 12/2022	
		otor homes, ATVs and other recreational vehicles, other vehicles, and accessories s, motors, personal watercraft, fishing vessels, snowmobiles, motorcycle accessories	
■ No			
☐ Yes			
		of the portion you own for all of your entries from Part 2, including any entries for hed for Part 2. Write that number here=>	\$0.00
Part 3:	Dogoviho Vous Boss	sonal and Household Items	
		legal or equitable interest in any of the following items?	Current value of the
_ , ,	,		portion you own? Do not deduct secured claims or exemptions.
		furnishings ances, furniture, linens, china, kitchenware	
■ Ye	s. Describe		
		Mice become and goods and from this are	
		Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649	\$3,500.00
		waterford crystal set red and white wine glasses	\$1,000.00
7. Electro	ples: Televisions including ce	and radios; audio, video, stereo, and digital equipment; computers, printers, scanners; music c ell phones, cameras, media players, games	collections; electronic devices
	s. Describe		
		Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649	\$500.00
Exam	other collec	d figurines; paintings, prints, or other artwork; books, pictures, or other art objects; stamp, coin tions, memorabilia, collectibles	, or baseball card collections;
□ No ■ Yes	s. Describe	Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649	
		Lladro figurine collection (20)	\$1,900.00
	ment for sports a ples: Sports, photomusical inst	tographic, exercise, and other hobby equipment; bicycles, pool tables, golf clubs, skis; canoes	and kayaks; carpentry tools;
■ No			
⊔ Ye:	s. Describe		
10. Firea		and the state of t	
<i>Exai</i> ■ No	•	es, shotguns, ammunition, and related equipment	
_	s. Describe		
	orm 106A/B	Schedule A/B: Property	page

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ase number (if known) 8:21-bk-11710-ES
each CA \$1,000.00
elry, watches, gems, gold, silver
each CA \$1,000.00
\$25.00
bu have attached \$8,925.00
Current value of the portion you own? Do not deduct secured claims or exemptions.
nen you file your petition
dit unions, brokerage houses, and other similar
\$3,793.00
nds are Covid-19

Official Form 106A/B

Software Copyright (c) 1996-2021 Best Case, LLC - www.bestcase.com

Schedule A/B: Property

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Software Copyright (c) 1996-2021 Best Case, LLC - www.bestcase.com

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Debtor '	Jamie Lynn G	allian		Case nu	ımber (if known)	8:21-bk-11710-ES
		17.3.	Savings	Alliant Credit UnionOnly funds a relief funds from the government.	re Covid-19	\$2,600.00
Exa	•			kerage firms, money market accounts		
■ No	o es		Institution or issuer n	name:		
	t venture	ck and	interests in incorpo	rated and unincorporated businesses, inclu	ding an interest	in an LLC, partnership, and
■ Ye		rmation	about them			
Cashie Origina HCD R mediat	rs Chk. Uncashed al purpose of LLC egistration was tr ion with RDRMHE	l spac was t ansfei Park	e 376 rent funds. to hold HCD Regis rred to debtor on 2 re: 2019 UD Case.	d a bank account of \$9000.00 assets to Current less than \$500.00 tration to Debtor's residence. 2/25/2021 after voluntary Park refused to countersign to J-Sandcastle Co LLC. Accord-	wnership: B/A	
ing to I	Jouser Bros Park	Owne	er/Manager, Park R	Rules allegedly forbid home		
				n individual name. However, Park allow ated reason in RDRMHE Park Rules.	/s 100 %	\$500.00
with C <i>A</i> debtor, IRS, in	A Covid-19 Relief Houser Bros sen violation of debto	AWAR t unca rs ST	RD 10/27/2021; Househed checks to va	hrough December 31, 2021, Concurrentl user Bros Co. caused further harm to arious un-authorized entities including to the distribution of the dist	-	\$14,710.00
Neg Non ■ No	otiable instruments ir -negotiable instrume	nclude points are mation	personal checks, cash those you cannot tran	tiable and non-negotiable instruments iers' checks, promissory notes, and money orde sfer to someone by signing or delivering them.	ers.	
	•			03(b), thrift savings accounts, or other pension o	or profit-sharing p	olans
■ Ye	es. List each account		itely. of account:	Institution name:		
		IRA		Fidelity		\$ 7,400.00
You	mples: Agreements w	deposit	s you have made so t	hat you may continue service or use from a con ublic utilities (electric, gas, water), telecommunio	. ,	es, or others
■ No				Institution name or individual:		
23. Ann ■ No	•	a perio	odic payment of mone	y to you, either for life or for a number of years)		
	=	uer nan	ne and description.			
26 U	.S.C. §§ 530(b)(1), 5			ualified ABLE program, or under a qualified s	tate tuition pro	gram.
	orm 106A/B	. ,.		Schedule A/B: Property		page 4

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De	ebtor 1	Jamie Lynn Ga	allian			Case number (if	known)	8:21-bk-11710-ES
	■ Na					_		
	■ No □ Yes	Institu	ution name a	nd description. Separat	ely file the records	s of any interests.11 U.S.C. §	521(c):	
25.		, equitable or future	e interests ir	property (other than	anything listed i	n line 1), and rights or powe	ers exe	rcisable for your benefit
	■ No							
	☐ Yes.	Give specific inform	nation about t	hem				
26.	_Examp			e secrets, and other in sites, proceeds from ro				
	■ No	0						
	⊔ Yes.	Give specific inform	nation about t	nem				
27.	_Examp	es, franchises, and oles: Building permit			sociation holdings	s, liquor licenses, professiona	l license	es
	■ No □ Yes.	Give specific inform	nation about t	hem				
Me	oney or	property owed to y	you?					Current value of the
								portion you own?Do not deduct secured claims or exemptions.
28	Tay ref	funds owed to you						
_0.	■ No	unus owed to you						
		Give specific inform	nation about th	nem, including whether	you already filed t	the returns and the tax years.		
29	Family	support						
_0.	•	• •	np sum alimo	ny, spousal support, ch	ild support, mainte	enance, divorce settlement, p	roperty	settlement
	■ No							
	☐ Yes.	Give specific inform	nation					
30	Othor	amaunta aamaana	awaa wan					
30.		amounts someone oles: Unpaid wages,		urance payments, disab	ility benefits, sick	pay, vacation pay, workers'	comper	sation, Social Security
		benefits; unpai	id loans you n	nade to someone else				
	■ No	Civa aposific inform	nation					
	□ Yes.	Give specific inform	nauon					
31.		ts in insurance pol		rance: health savings a	ccount (HSA): cre	edit, homeowner's, or renter's	incuran	ce
	■ No	Jies. Health, disabilit	ty, or me msu	rance, nealth savings a	ccount (HOA), cre	dit, nomeowners, or renters	ilisulali	ice .
	_	Name the insurance	e company of	each policy and list its	value.			
			Company			Beneficiary:		Surrender or refund
								value:
32.	If you a			ou from someone who t, expect proceeds from		policy, or are currently entitled	I to rece	eive property because
	□ No	Give specific inform	mation	Duchata actata at O	aanlaa I Dusiili	In Coop No 00 0047	00045	744
	— 168.	Give specific inform		Probate estate of Cl Uncertain what, if a		ey, Jr. Case No. 30-2017 /ill pass to debtor.	-00915	07 11.
				<u> </u>		adley Jr. filed by debtor	for \$1	
			million, Ju	ne 2020, denied by	Administrator,	Sandra Bradley, approx very will be awarded.		Unknown
					,			

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De	ebtor 1	Jamie Lynn Gallian	Case number (if known)	8:21-bk-11710	-ES
	Examp	les: Accidents, employment of Describe each claim.	ther or not you have filed a lawsuit or made a demand for payment disputes, insurance claims, or rights to sue Vrongful termination against United Airlines. No lawsuit filed.		Jnknown
		F	Railway Labor Act. Arbitration with Compa∖ny & AFA requested and being pu d claims of every nature, including counterclaims of the debtor and rights to	rsuea.	
	□ No		a oranic or overy mataris, moraling occurrence or the desire, and righte to	out on oldino	
	■ Yes.	Describe each claim			
	34.1	transaction May 2010219518 APN	ndra Bradley and Houser Bros Co for failure to disclose real estate 2010, that ultimately lead to recordation of Grant Deed Doc # 937-63-053, Unit 53 in name of Houser Bros instead of intended a L. Bradley Trust. No lawsuit filed yet.		
					Unknown
3	4.2	ARC violations in Alderport, that o	gainst Sandra Bradley for failure to disclose previous alleged n connection with improvements to Unit 53 in 2014, 2015, 2016, at ccurred prior to debtor became legal owner of the Alderport propert the subject of 4/11/2017 FAC 5/16/2017, Gables HOA civil complaint		Unknown
3.	4.3	Co. dba Rancho Del Reviolations of MRL §798 entry; forcible detainer filed 1/2/19. Failure to	Tract 10542 Master Lessor Houser Bros Co. and Park Manager Housey Mobilehome Estates for Violation(s) Davis Stirling Act; Civil Code, et seq. multiple acts (retaliation, discrimination, trespassing/unlaw, wrongful eviction, failure to timely pursue/prosecute frivolous UD counter sign Consumer Lease Agreement with Applicant(s); Registerchase 2014 Skyline Custom Villa, LBM1081	; vful claim	
		Possib	le award of Attorney Fees under Davis Stirling Act; CA Civil Code; and (MRI	L)	Unknown
3	4.4	Personal Injury claim p et al. Case No. 30-2020	ending against Huntington Beach Gables HOA; Jesus Jasso, Jr. -01153679.		
			Estimated damages approximately \$195,000.		Unknown
-3	4.5	Due to	pending litigation potential right of debtor to reversionary interest	unexpired Grou	ınd
		APN 178-771-03; Original Master L Robert P. Warmington, Further assigned Declar Declarant to various co Tract 10542, Lot 1 and First Amendment to CO	essor Houser Bros Co. and Robert P. Warmington, an Ind. Original an Ind. Sublessor, assigned to Robert P. Warmington Company, Surant Robert P. Warmington Company, Surant Robert P. Warmington Co. Sublessor assigned certain rights consumers until 2059, an 80-year GroundLeasehold and Subcondomi 2; Further rights clarified by Master Lessor and Sublessor in that Carlot	Tenant; ubleasee; of the inium Leasehol certain isumer's Intere	d st
		HOA seek a voiding of Ground Leasehold and value, Randall Nickels,	th Gables HOA has filed a cross-complaint pending OCSC, in which the debtors sale of unencumbered fee interest in debtor's previous SubCondominium Leasehold sold on 10/31/2018 to a bona fide pur including rights of Assignment of unexpired term of 80 yr Ground LLeasehold from Debtor to purchaser Randall Nickels).	residence; rchaserfor	Unknown
3	4.6	Potential Victim Restitu	ition Order from Defendant Jesus Jasso, Jr, PC§242 OCSC Case No. 19	9WM09951	Unknown
			Approx. economic damages \$ 73,000.00		
 35.	Anv fir	nancial assets you did not	already list		
	□No	Give specific information	CA COVID-19 Award - State of California. Landlord refused to participal behalf of this tenant after receiving Tenants Declaration re: Covid related from Tenant. Tenant applied 6/9/21 and was Awarded Relief on 10/27/202	d afflictions	\$24,301.55
36		-	Landlord waited three weeks to notify Counsel in UD case of funds receing refused to dismiss UD case. Application to avoid Lease Forfeiture Filed are entries from Part 4, including any entries for pages you have attached re	@ CJC.	4,711.55
			Property You Own or Have an Interest In. List any real estate in Part 1.		·

Schedule A/B: Property

page 6

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Debtor	1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
■ No	you own or have any legal or equitable interest in any business-related b. Go to Part 6. es. Go to line 38.	d property?		
Part 6:	Describe Any Farm- and Commercial Fishing-Related Property You of If you own or have an interest in farmland, list it in Part 1.	Own or Have an Interes	st In.	
	you own or have any legal or equitable interest in any farm-one. Go to Part 7. Yes. Go to line 47.	or commercial fishin	ng-related property?	
Part 7:	Describe All Property You Own or Have an Interest in That You	Did Not List Above		
Ex ■ N □ Y	you have other property of any kind you did not already list? tamples: Season tickets, country club membership do 'es. Give specific information dd the dollar value of all of your entries from Part 7. Write tha			\$0.00
Part 8:	List the Totals of Each Part of this Form		1	
56. P57. P58. P59. P60. P	art 1: Total real estate, line 2	\$0.00 \$8,925.00 \$54,711.55 \$0.00 \$0.00		\$235,000.00
62. T	otal personal property. Add lines 56 through 61	\$63,636.55	Copy personal property to	otal \$63,636.55
63. T	otal of all property on Schedule A/B. Add line 55 + line 62			\$298 636 55

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Fill i	n this info	ormation to identify	your case and t	this filing	ı:				
Debt	or 1	Jamie Lynn (
Debt	or 2	First Name	Midd	dle Name	Last Name				
	se, if filing)	First Name	Midd	dle Name	Last Name				
Unite	ed States	Bankruptcy Court for	the: CENTRAI	L DISTRI	CT OF CALIFORNIASANTA ANA DIVIS	SION			
Case	number	8:21-bk-11710-E	S				■ Check if this is an		
							amended filing		
Off	icial F	orm 106A/B							
Sc	hedu	ıle A/B: Pr	operty				12/15		
think i inform Answe	t fits best. nation. If mer every qu	Be as complete and a nore space is needed, a nestion.	ccurate as possil attach a separate	ble. If two sheet to th	only once. If an asset fits in more than one married people are filing together, both are his form. On the top of any additional pages	equally responsible for s	upplying correct		
Part '	Descri	be Each Residence, Bu	ilding, Land, or C	/liler Real	Estate You Own or Have an Interest In				
1. Do	you own o	or have any legal or equ	uitable interest in	any resid	ence, building, land, or similar property?				
	No. Go to F	Part 2.							
	Yes. Wher	re is the property?							
		d on APN 178-011 0542, Unit 4, Lot 3		What	is the property? Check all that apply				
1.1				10	Single family frome				
	16222 Monterey Ln. Spc 376 Street address, if available, or other description			_	Duplex or multi-unit building Condominium or cooperative		duct secured claims or exemptions. Put at of any secured claims on Schedule D:		
				_	·	Creditors Who Have Cla	ims Secured by Property.		
				_	Manufactured or mobile home Land				
	Hunting	ton Beach CA	92649-0000	_		Current value of the entire property?	Current value of the portion you own?		
-	City	State	ZIP Code	_ 📙	Investment property Timeshare	\$235,000.00	\$235,000.00		
					Other		your ownership interest nancy by the entireties, or		
				Who	has an interest in the property? Check one	a life estate), if known.	80 yr Ground		
				Wild	Debtor 1 only		3-011-01, Tract 10542, Clk Rec. RS Bk 58 pg		
	Orange				Debtor 2 only	35-36; Parcel Map, I	3k 108 Pg 47, 48; MM		
-	County				Debtor 1 and Debtor 2 only	Bk 456, Pg 49-50;			
					At least one of the debtors and another	Check if this is con (see instructions)	nmunity property		
				APN: 89	ormation you wish to add about this item, s 91-569-62; 2014 Skyline Custom V ecal No. LBM 1081. Serial Number ered to Debtor. HCD COTA perfecto	illa Manufactured Ho AC7V710394GB/GA	ome.		
				_		_			
					your entries from Part 1, including any r here		\$235,000.00		
Part 2	2: Descri	be Your Vehicles							

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on Schedule G: Executory Contracts and Unexpired Leases.

Official Form 106A/B Schedule A/B: Property page 1

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D	ebtor 1	Jamie Lynn	Gallian	Case number (if known)	8:21-bk-11710-ES
3.	Cars, van	s, trucks, trac	ctors, sport utility vehicles, motorcycle		
	■ Yes	L 0200 2020) Kia Sportage Expires 12/2022		
	□ No	Lease 2020	Tha Sportage Expires 12/2022		
4.			tor homes, ATVs and other recreational vehicles, other vehic, motors, personal watercraft, fishing vessels, snowmobiles, moto		
	■ No				
	☐ Yes				
5			f the portion you own for all of your entries from Part 2, included for Boat 2. Write that purple a bare		\$0.00
	.pages yo	u nave allach	ed for Part 2. Write that number here		
Р	art 3: Desc	ribe Your Perso	onal and Household Items		
D	o you owr	or have any	legal or equitable interest in any of the following items?		Current value of the portion you own? Do not deduct secured
6.		d goods and			claims or exemptions.
	Examples No	s: Major applia	nces, furniture, linens, china, kitchenware		
	=	Describe			
			Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Hunting 92649	ton Beach CA	\$3,500.00
_					
			waterford crystal set red and white wine glasses		\$1,000.00
_					
7.	Electronic				-1141
	Examples		and radios; audio, video, stereo, and digital equipment; computers I phones, cameras, media players, games	s, printers, scanners; music c	Dilections; electronic devices
	□ No				
	Yes. [Describe			
			Wall television, computer, printer and peripherals		
			Location: 16222 Monterey Lane, Space 376, Hunting	ton Beach CA	¢500.00
			92649		\$500.00
8.			d figurines; paintings, prints, or other artwork; books, pictures, or clions, memorabilia, collectibles	other art objects; stamp, coin,	or baseball card collections;
	□ No		,		
	Yes. [Describe	Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649		
			Lladro figurine collection (20)		\$1,900.00
9.		nt for sports a s: Sports, photo musical instr	ographic, exercise, and other hobby equipment; bicycles, pool tab	oles, golf clubs, skis; canoes a	and kayaks; carpentry tools;
	■ No				
	⊔ Yes. [Describe			
10	. Firearms		abatanna amminifian and antatat and		
	Example ■ No	es: Pistois, rifle	s, shotguns, ammunition, and related equipment		
		Describe			
Of	ficial Form		Schedule A/B: Property		page 2

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Debtor 1	Jamie Lynn Ga	allian		Case number (f known)	8:21-bk-11710-ES
11. Clothe <i>Exam</i> □ No		es, furs	s, leather coats, designer	wear, shoes, accessories		
Yes.	Describe					
	I		clothing on: 16222 Monterey L	ane, Space 376, Huntington Beach CA		\$1,000.00
□ No		lry, cos	tume jewelry, engagemer	nt rings, wedding rings, heirloom jewelry, watches,	gems, g	old, silver
	l	chains	/bracelets, and earrin	. old); costume jewelry, misc. non-gold ngs. .ane, Space 376, Huntington Beach CA		\$1,000.00
Exam □ No -	arm animals ples: Dogs, cats, bir	ds, hor	ses			
	_		ald Minad Tamian Da	1		\$25.00
-	L	o-year	old Wired Terrier Do	<u>g</u>		
■ No	ther personal and I		-	lready list, including any health aids you did no	ot list	
				including any entries for pages you have attac	hed	\$8,925.00
Part 4: De	escribe Your Financia	l Assets	.			
			quitable interest in any o	of the following?		Current value of the portion you own? Do not deduct secured claims or exemptions.
■ No			ur wallet, in your home, ir	n a safe deposit box, and on hand when you file yo	our petitio	on
Exam				certificates of deposit; shares in credit unions, brothe same institution, list each. Institution name:	kerage h	nouses, and other similar
		17.1.	EDD Debit account	Bank of America		\$3,793.00
			Savings	Alliant Credit UnionOnly funds are Covrelief funds from the government.	id-19	\$1,407.00
			5 -	_		

Official Form 106A/B

Schedule A/B: Property

Main Document

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Debtor 1	Jamie Lynn Ga	llian		Case numbe	r (if known	8:21-bk-11	710-ES
		17.3.	Savings	Alliant Credit UnionOnly funds are C relief funds from the government.	ovid-19		\$2,600.00
	, mutual funds, or oles: Bond funds, in			kerage firms, money market accounts			
			Institution or issuer n	ame:			
	ublicly traded stoc renture	k and	interests in incorpor	rated and unincorporated businesses, including	an intere	est in an LLC, բ	partnership, and
Yes.	Give specific information Name of entity:	nation	about them	 % of owner:	a la i a .		
Cashiers Original p HCD Reg mediation lease agr ing to Ho to be held	estle Co, LLC sir Chk. Uncashed ourpose of LLC vistration was trandament with RDRMHE eement with HCl user Bros Park (din business na	space was to nsfer Park D Rec Owne me; i	e 376 rent funds. (o hold HCD Regist red to debtor on 2 re: 2019 UD Case. gistered Applicant r/Manager, Park R nsistent only in ar	a bank account of \$9000.00 assets to B/A Current less than \$500.00 tration to Debtor's residence. t/25/2021 after voluntary Park refused to countersign the J-Sandcastle Co LLC. Accordicate allegedly forbid home to individual name. However, Park allows ted reason in RDRMHE Park Rules.	100 ·	%	\$500.00
B/A Cash Rent Che BK petition with CA Co debtor, He IRS, in vio	nier;s Check app cks tendered for on 7-9-21 by debt covid-19 Relief A ouser Bros sent olation of debtor	rox, \$ space or (A WAR unca	613,710.00, from 7/se 376 as agreed. Siliant CU Acct.) the D 10/27/2021; Houshed Checks to value.	clude bank account of less than \$1,000; 19/21 Chase Bank- J-Sandcastle Co LLC; Space rent tendered each month since filingerough December 31, 2021, Concurrently user Bros Co. caused further harm to purious un-authorized entities including the	g		
Debtors .	J-Pad, LLC, Hole	der of	f COTA perfected	l 1/14/2019.	100 %		\$14,710.00
Negotia Non-ne ■ No □ Yes.	able instruments inc	lude p s are t nation Issi	ersonal checks, cashi hose you cannot trans about them uer name:	iable and non-negotiable instruments ers' checks, promissory notes, and money orders. sfer to someone by signing or delivering them.			
				3(b), thrift savings accounts, or other pension or pro	fit-sharin	g plans	
■ Yes.	List each account s	-	tely. of account:	Institution name:			
		IRA		Fidelity		_	\$ 7,400.00
Your sh		eposit	s you have made so th	nat you may continue service or use from a company ublic utilities (electric, gas, water), telecommunication		nies, or others	
■ No				Institution name or individual:			
23. Annuit	ies (A contract for a	perio	dic payment of money	v to you, either for life or for a number of years)			
☐ Yes	lssue	er nam	e and description.				
26 U.S.	ts in an education C. §§ 530(b)(1), 529 n 106A/B			alified ABLE program, or under a qualified state Schedule A/B: Property	tuition p	rogram.	page ²

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De	ebtor 1	Jamie Lyr	nn Gallian			Case number (if known)	8:21-bk-11710-ES
	■ No						
	☐ Yes		Institution name	and description. Separately	y file the records of	any interests.11 U.S.C. § 521(c):	
25.	Trusts ■ No	s, equitable or	future interests	in property (other than a	nything listed in lir	ne 1), and rights or powers exe	rcisable for your benefit
	☐ Yes.	Give specific	information abou	t them			
26.				ade secrets, and other into ebsites, proceeds from roya		agreements	
	_	Give specific	information abou	t them			
27.				neral intangibles e licenses, cooperative asso	ociation holdings, liq	quor licenses, professional licens	es
	☐ Yes.	Give specific	information abou	t them			
M	oney or	property owe	ed to you?				Current value of the portion you own? Do not deduct secured claims or exemptions.
	■ No	funds owed t	•	them, including whether yo	ou already filed the i	returns and the tax years	·
29.	Examp ■ No	•	or lump sum alin	nony, spousal support, child	l support, maintenal	nce, divorce settlement, property	settlement
	Examp ■ No	<i>ples:</i> Unpaid w	unpaid loans you	nsurance payments, disabili I made to someone else	ity benefits, sick pay	/, vacation pay, workers' compe	nsation, Social Security
	Interes Examp	sts in insuran	ce policies	surance; health savings acc	count (HSA); credit,	homeowner's, or renter's insurar	nce
	■ No □ Yes.	Name the ins	urance company Compar	of each policy and list its va y name:		Beneficiary:	Surrender or refund value:
32.	If you			you from someone who hust, expect proceeds from a		cy, or are currently entitled to reco	eive property because
	_	Give specific	information	Probate estate of Cha Uncertain what, if any		Jr. Case No. 30-2017-0091	5711.
			million,	-	les James Bradlo Administrator, Sa	ey Jr. filed by debtor for \$1 andra Bradley, approx.	Unknown

Case 8:21-bk-11710-ES

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Debtor 1	Jamie Lynn Gallian	Case number (if known)	8:21-bk-1171	0-ES
	ples: Accidents, employment	ther or not you have filed a lawsuit or made a demand for payment disputes, insurance claims, or rights to sue		
■ Yes	S. Describe each claim.	Vrongful termination against United Airlines. No lawsuit filed. Claim filed Collective Bargaining with Association of Flight Attendants under Railway Labor Act. Arbitration with Compa\ny & AFA requested and being pu		Unknown
34. Other □ No	• .	d claims of every nature, including counterclaims of the debtor and rights to	set off claims	
	s. Describe each claim			
34.1	transaction May 2010219518 APN	ndra Bradley and Houser Bros Co for failure to disclose real estate 2010, that ultimately lead to recordation of Grant Deed Doc # 937-63-053, Unit 53 in name of Houser Bros instead of intended a L. Bradley Trust.		
				Unknown
34.2	ARC violations in Alderport, that o	gainst Sandra Bradley for failure to disclose previous alleged n connection with improvements to Unit 53 in 2014, 2015, 2016, at ccurred prior to debtor became legal owner of the Alderport propert the subject of 4/11/2017 FAC 5/16/2017, Gables HOA civil complaint		Unknown
34.3	Co. dba Rancho Del Re violations of MRL §798 entry; forcible detainer filed 1/2/19. Failure to	Tract 10542 Master Lessor Houser Bros Co. and Park Manager Housey Mobilehome Estates for Violation(s) Davis Stirling Act; Civil Code, et seq. multiple acts (retaliation, discrimination, trespassing/unlaw, wrongful eviction, failure to timely pursue/prosecute frivolous UD counter sign Consumer Lease Agreement with Applicant(s); Regist Irchase 2014 Skyline Custom Villa, LBM1081	; vful claim	
	Possib	le award of Attorney Fees under Davis Stirling Act; CA Civil Code; and (MR	L)	Unknown
34.4	Personal Injury claim p et al. Case No. 30-2020	ending against Huntington Beach Gables HOA; Jesus Jasso, Jr. -01153679.		
		Estimated damages approximately \$195,000.		Unknown
34.5	Due to	pending litigation potential right of debtor to reversionary interest	unexpired Gro	ound
3	APN 178-771-03; Original Master L Robert P. Warmington, Further assigned Decla Declarant to various co Tract 10542, Lot 1 and First Amendment to CO	essor Houser Bros Co. and Robert P. Warmington, an Ind. Original an Ind. Sublessor, assigned to Robert P. Warmington Company, Starant Robert P. Warmington Company, Starant Robert P. Warmington Co. Sublessor assigned certain rights consumers until 2059, an 80-year GroundLeasehold and Subcondom 2; Further rights clarified by Master Lessor and Sublessor in that Company Company (Company).	Tenant; ubleasee; of the inium Leaseho certain nsumer's Inter	old est
	HOA seek a voiding of Ground Leasehold and value, Randall Nickels,	th Gables HOA has filed a cross-complaint pending OCSC, in which the debtors sale of unencumbered fee interest in debtor's previous SubCondominium Leasehold sold on 10/31/2018 to a bona fide pur including rights of Assignment of unexpired term of 80 yr Ground I Leasehold from Debtor to purchaser Randall Nickels).	residence; chaserfor	Unknown
34.6	Potential Victim Restitu	ition Order from Defendant Jesus Jasso, Jr, PC§242 OCSC Case No. 19	OWM09951	Unknown
		Approx. economic damages \$ 73,000.00		
□ No	inancial assets you did not a	already list CA COVID-19 Award - State of California. Landlord refused to participa behalf of this tenant after receiving Tenants Declaration re: Covid related from Tenant. Tenant applied 6/9/21 and was Awarded Relief on 10/27/20	d afflictions	\$24,301.55
		Landlord waited three weeks to notify Counsel in UD case of funds recei	ved. Landlord	
	-	refused to dismiss UD case. Application to avoid Lease Forfeiture Filed ur entries from Part 4, including any entries for pages you have attached re		54,711.55
		Property You Own or Have an Interest In. List any real estate in Part 1.		

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Debt	or 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
	o you own or have any legal or equitable interest in any business-relate No. Go to Part 6. Yes. Go to line 38.	d property?		
Part	Describe Any Farm- and Commercial Fishing-Related Property You If you own or have an interest in farmland, list it in Part 1.	Own or Have an Interes	st In.	
	o you own or have any legal or equitable interest in any farm- No. Go to Part 7. ☐ Yes. Go to line 47.	or commercial fishin	ng-related property?	
Part	Describe All Property You Own or Have an Interest in That You	Did Not List Above		
54.	o you have other property of any kind you did not already list? Examples: Season tickets, country club membership No Yes. Give specific information Add the dollar value of all of your entries from Part 7. Write that			\$0.00
Part	List the Totals of Each Part of this Form			
56. 57. 58.	Part 1: Total real estate, line 2	\$0.00 \$8,925.00 \$54,711.55 \$0.00 \$0.00		\$235,000.00
62.	Total personal property. Add lines 56 through 61	\$63,636.55	Copy personal property to	otal \$63,636.55
63.	Total of all property on Schedule A/B. Add line 55 + line 62			\$298,636.55

EXHIBIT 9

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Fill in this information to identify you	ii case.				
Debtor 1 Jamie Lynn Gal	llian Middle Name	Last Name			
Debtor 2					
Spouse if, filing) First Name	Middle Name	Last Name			
Inited States Bankruptcy Court for the:	: CENTRAL DISTRICT OF CAL	LIFORNIASAN	TA ANA DIVISION		
ase number 8:21-bk-11710-ES					
f known)				i	if this is an
The state of the s				amend	led filing
Official Form 106D					
chedule D: Creditors	Who Have Claims	Secured	by Propert	У	12/15
needed, copy the Additional Page, fill it imber (if known). Do any creditors have claims secured by No. Check this box and submit to Yes. Fill in all of the information	y your property? this form to the court with your othe				
art 1: List All Secured Claims			Column A	Column B	Column C
List all secured claims. If a creditor has reach claim. If more than one creditor has uch as possible, list the claims in alphabet	s a particular claim, list the other credito	ors in Part 2. As	Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim	Unsecured portion If any
Jamie Gallian; Steven Gallian; Brian Gallian	Describe the property that secures	s the claim:	\$225,000.00	\$235,000.00	\$10,000.00
Creditor's Name 16222 Monterey Ln. #376 Huntington Beach, CA	16222 Monterey Ln. Spc 37 Huntington Beach, CA 926 Orange County APN: 891-569-62; 2014 Sky Custom Villa Manufactured Decal No. LBM1081. Seria AC7V710394GB 56'x15'2"; Number AC7V710394GA 60 As of the date you file, the claim is apply.	/line d Home. I Number Serial 0'x15'2".			
92649	Contingent				
Number, Street, City, State & Zip Code	☐ Unliquidated☐ Disputed				
/ho owes the debt? Check one.	Nature of lien. Check all that apply	<i>y</i> .			
Debtor 1 only Debtor 2 only					
Debtor 2 only Debtor 1 and Debtor 2 only	·				
At least one of the debtors and another	☐ Judgment lien from a lawsuit	CA Sec. of State		61916827, 1/14/2019. M	
Check if this claim relates to a community debt	☐ Other (including a right to offset)	Transaction Amended 00/12/2021 Debtor is Holder of a Security Agreem			
Date debt was incurred	Last 4 digits of account number	Gallian, to obtain Frivolous Unlaw	n promised cou n tersig ful -Deta iner C ase file	gned lease hold agreeme d 1/2/19, pending for thre n refused a Ground Leas	ent from Landlord and se years. Debtors sing

Schedule D: Creditors Who Have Claims Secured by Property

page 1 of 2

Official Form 106D

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Best Case Bankruptcy

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Case 8:21-bk-11710-ES Doc 42 Filed 12/01/21 Entered 12/01/21 14:07:41 Desc Main Document Page 5 of 15

Debtor 1	Jamie Lynn Galli	an		Case number (if known)	8:21-bk-11710-ES	
	First Name	Middle Name	Last Name			

Add the dollar value of your entries in Column A on this page. Write that number here: If this is the last page of your form, add the dollar value totals from all pages. Write that number here:

\$225,000.00 \$225,000.00

Part 2: List Others to Be Notified for a Debt That You Already Listed

Use this page only if you have others to be notified about your bankruptcy for a debt that you already listed in Part 1. For example, if a collection agency is trying to collect from you for a debt you owe to someone else, list the creditor in Part 1, and then list the collection agency here. Similarly, if you have more than one creditor for any of the debts that you listed in Part 1, list the additional creditors here. If you do not have additional persons to be notified for any debts in Part 1, do not fill out or submit this page.

Official Form 106D

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

page 2 of 2

Best Case Bankruptcy

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Main Document Page 109 of 259

Fill	in this information to identify yo	our case and this	s filing:			
Deb	tor 1 Jamie Lynn Ga					
Deb	First Name tor 2	Middle N	lame Last Name			
	use, if filing) First Name	Middle N	lame Last Name			
Unit	ed States Bankruptcy Court for the	e: CENTRAL D	ISTRICT OF CALIFORNIA-SANTA ANA DIVIS	ION		
Cas	e number <u>8:21-bk-11710-ES</u>				Check if this is an amended filing	
)fl	ficial Form 106A/B					
Sc	hedule A/B: Pro	perty			12/15	
hink nfon	it fits best. Be as complete and acc mation. If more space is needed, att er every question.	curate as possible. ach a separate she	n asset only once. If an asset fits in more than one If two married people are filing together, both are e eet to this form. On the top of any additional pages, er Real Estate You Own or Have an Interest in	equally responsible for SI	applying correct	
			y residence, building, land, or similar property?			
_		ane meresim dij	j residence, building, idid, or similar property:			
	No. Go to Part 2.					
	Yes. Where is the property?					
1.1			What is the property? Check all that apply			
1.,	16222 Monterey Ln. Unit 37	'6	Single-family home	Do not deduct secured cl		
	Street address, if available, or other descrip	otion	Duplex or multi-unit building	the amount of any secured claims on Schedule D: Creditors Who Have Claims Secured by Property.		
			Condominium or cooperative			
			Manufactured or mobile home	Current value of the	Current value of the	
	Huntington Beach CA	92649-0000	☐ Land	entire property?	portion you own?	
	City State	ZIP Code	Investment property	\$ unknown	\$235,000.00	
			☐ Timeshare ☐ Other	Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or		
			Who has an interest in the property? Check one	a life estate), if known.	idinay by the oritination, or	
			Debtor 1 only		round Leasehold Parcel 1	
	Orange		Debtor 2 only	Tract 10542, Unit(s) 1,2	,3,4	
	County		☐ Debtor 1 and Debtor 2 only ☐ At least one of the debtors and another	Check if this is community property (see instructions)		
			Other information you wish to add about this item property identification number: LPT 891-569-62			
	Add the dollar value of the port pages you have attached for Pa	ion you own for art 1. Write that n	all of your entries from Part 1, including any number here	entries for =>	\$235,000.00	
2.						
2. Pari	2: Describe Your Vehicles					

Official Form 106A/B

Schedule A/B: Property

page 1

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Best Case Bankruptcy

Debtor 1	Jamie Lynn (Sallian	Case number (if known)	8:21-bk-11710-ES
3. Cars. va		ors, sport utility vehicles, motorcycles		
_		•		
■ No				
☐ Yes				
4. Waterci Example	raft, aircraft, motes: Boats, trailers,	or homes, ATVs and other recreational vehicles motors, personal watercraft, fishing vessels, snown	s, other vehicles, and accessories mobiles, motorcycle accessories	
■ No				
☐ Yes				
5 Add th pages	e dollar value of you have attache	the portion you own for all of your entries from d for Part 2. Write that number here	Part 2, including any entries for=>	\$0.00
		al and Household Items		
		gal or equitable interest in any of the following	ı items?	Current value of the portion you own? Do not deduct secured claims or exemptions.
	hold goods and fu ples: Major applian	ces, furniture, linens, china, kitchenware		
□ No				
■ Yes	. Describe			
		Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 3 92649	76, Huntington Beach CA	\$3,500.00

		waterford crystal set red and white wine	glasses	\$1,000.00
□ No	oles: Televisions ar	od radios; audio, video, stereo, and digital equipment phones, cameras, media players, games Wall television, computer, printer and per Location: 16222 Monterey Lane, Space 3	eripherals	ollections; electronic devices
8. Collect Examp	tibles of value oles: Antiques and other collection	figurines; paintings, prints, or other artwork; books ns, memorabilia, collectibles	, pictures, or other art objects; stamp, coin,	or baseball card collections;
	. Describe			
		11. da 6		\$1,900.00
		Lladro figurine collection (20)		Ψ1,300.00
Examp ■ No □ Yes	musical instru Describe	graphic, exercise, and other hobby equipment; bic	ycles, pool tables, golf clubs, skis; canoes a	and kayaks; carpentry tools;
10. Firear Exam	nns ples: Pistols, rifles	, shotguns, ammunition, and related equipment		
■ No				
☐ Yes Official Fo	. Describe	Schedule A/B: Prop	perty	page 2
		t Case, LLC - www.bestcase.com	•	Best Case Bankruptcy

	nn Gallian Case num		
I. Clothes	y clothes, furs, leather coats, designer wear, shoes, accessories		
□ No	y clothes, luis, leading coats, accignor modi, choos, accessines		
Yes. Describe			
	Misc. clothing Location: 16222 Monterey Lane, Space 376, Huntington Beach C 92649	:A	\$1,000.00
. Jewelry	y jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, wat	tches, gems.	gold, silver
□ No	y jewerry, costume jewerry, engagement rings, wooding rings, nomestings was	, 5,	g-1-1 -1-1-1
Yes. Describe			
	Movado wrist watch (20 yrs. old); costume jewelry, misc. non-go chains/bracelets, and earrings.	old	
	Location: 16222 Monterey Lane, Space 376, Huntington Beach C 92649	SA .	\$1,000.00
Non-farm animals Examples: Dogs, ca □ No	ats, birds, horses		
Yes. Describe			
Yes. Describe		7	625.00
	5-year old Wired Terrier Dog	did not list	\$25.00
Any other personal ■ No □ Yes. Give specific 5. Add the dollar val	5-year old Wired Terrier Dog		\$25.00 \$8,925.00
i. Any other personal ■ No □ Yes. Give specific 5. Add the dollar val for Part 3. Write th	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you do information I use of all of your entries from Part 3, including any entries for pages you have that number here		
Any other personal No Yes. Give specific Add the dollar val for Part 3. Write the	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you do information I use of all of your entries from Part 3, including any entries for pages you have that number here		
Any other personal No Yes. Give specific Add the dollar val for Part 3. Write th Describe Your Fi o you own or have an	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you conformation I use of all of your entries from Part 3, including any entries for pages you have that number here	attached	\$8,925.00 Current value of the portion you own? Do not deduct secured claims or exemptions.
Any other personal No Yes. Give specific Add the dollar val for Part 3. Write th art 4: Describe Your Fi to you own or have are Cash Examples: Money y No	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you do information Itue of all of your entries from Part 3, including any entries for pages you have that number here	attached	\$8,925.00 Current value of the portion you own? Do not deduct secured claims or exemptions.
Any other personal No Yes. Give specific Add the dollar val for Part 3. Write th To you own or have an Cash Examples: Money y No Yes	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you do information Itue of all of your entries from Part 3, including any entries for pages you have hat number here	attached	\$8,925.00 Current value of the portion you own? Do not deduct secured claims or exemptions.
Any other personal No Yes. Give specific Add the dollar val for Part 3. Write the second of the se	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you do information Itue of all of your entries from Part 3, including any entries for pages you have that number here	attached	\$8,925.00 Current value of the portion you own? Do not deduct secured claims or exemptions.
Any other personal No Yes. Give specific Add the dollar val for Part 3. Write the second of the se	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you do information Itue of all of your entries from Part 3, including any entries for pages you have that number here	attached	\$8,925.00 Current value of the portion you own? Do not deduct secured claims or exemptions.
Any other personal No Yes. Give specific Add the dollar val for Part 3. Write the second of the s	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you do information Itue of all of your entries from Part 3, including any entries for pages you have that number here	attached	\$8,925.00 Current value of the portion you own? Do not deduct secured claims or exemptions.
4. Any other personal No Yes. Give specific 5. Add the dollar val for Part 3. Write the last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill Do you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you own or have an last 4: Describe Your Fill You you you own or have an last 4: Describe Your Fill You you you own or have an last 4: Describe Your Fill You you you own or have an last 4: Describe Your Fill You you you you own or have an last 4: Describe Your Fill You y	5-year old Wired Terrier Dog I and household items you did not already list, including any health aids you do information It is of all of your entries from Part 3, including any entries for pages you have that number here	attached	\$8,925.00 Current value of the portion you own? Do not deduct secured claims or exemptions. ion houses, and other similar

Official Form 106A/B

Schedule A/B: Property

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Best Case Bankruptcy

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Main Document Page 112 of 259

Debto	r 1 Jamie Ly	nn Gallian		Case number (if known) 8:21-bk-11/10-ES				
		17.3.	Savings	Alliant Credit UnionOnly funds a relief funds from the government.		\$2,600.00		
18. B c	onds, mutual fun xamples: Bond fu	i ds, or publi nds, investm	cly traded stocks ent accounts with b	orokerage firms, money market accounts				
■ (No Yes		Institution or issue	er name:				
		d stock and	interests in incor	porated and unincorporated businesses, inclu	ıding an interest in an	LLC, partnership, and		
				0.0	of annual block			
•	Yes. Give specifi	c information	about themNa	ame of entity: de a bank account of less than \$1,000.	of ownership:			
her hore victime 19/11/2 derport 1/2018 occeeds operty mplete mplain btors e omisso CC-1 on turned vere ne overe ne over	ne in HOA. Cri restitution. Do 018, a three ye thome sold on within TRACT from unencur at the end of the ly depleted fro ts filed against quity in the Al any Note with the 1/14/2019 No. to her 20 year	minal chargebtor move par residen a 10/31/2011 f 10542 API me signed lim 2016-20 ther On 1 derport sal ne LLC dature 19-769191 femployme February f	ges PC §242 wered out of the HO tial property lea 8. Debtor purch N 178-011-01 loce of her Alderpo ease commitme 19 legal expense 1/8/18, ST Courle. Debtor exected 11/16/2018, p 6827. Debtor cont as a Flight At 1, 2019, Debtor 9.	11/23/2009. On 8/5/2018, debtor was batter filed; trial is pending 19WM00951. Req A-Alderport home out of fear on 9/11/18. Isse 5782 Pinon Dr signed. Debtors assed investment rental property on cated in Huntington Harbour with bot with the intent of living in the estincurred defending Gables HOA civil to denied Gables HOA MOTION to freeze uted a Security Agreement and perfected HCD Certificate of Title and continued on medical LOA and never tendant due to the 8/5/18 battery with successfully terminated the 3 year wewton. Debtors primary residence is	uest	\$1,000.00		
222 M o	nterey Ln. Uni	t 376, Loca	ited on Lot 2 Tra	act 10542 Unit 4 per 8/7/1979 City of HB. f around \$ 500.00	100 %	\$ 500.00		
Ne Ne ■	egotiable instrume on-negotiable inst	ents include p ruments are c information	personal checks, ca those you cannot tr	gotiable and non-negotiable instruments ashiers' checks, promissory notes, and money ord ransfer to someone by signing or delivering them.	lers.			
21. R e <i>E</i>		sion accour s in IRA, ERI	ts SA, Keogh, 401(k),	, 403(b), thrift savings accounts, or other pension	or profit-sharing plans			
	Yes. List each ac	•	tely. of account:	Institution name:				
		IRA		Fidelity		\$7,400.00		
V	ecurity deposits our share of all ur xamples: Agreem	nused denos	ts you have made:	so that you may continue service or use from a continue service or use from a continue service or use from a co	ompany nications companies, or	others		
				Institution name or individual:				
	Yes	••						
23. A ı	nnuities (A contra	act for a perio	odic payment of mo	oney to you, either for life or for a number of years)			
		issuer nar	ne and description.					
	Yes		•	qualified ABLE program, or under a qualified	state tuition program			
26	U.S.C. §§ 530(b)	(1), 529A(b),	and 529(b)(1).		otate tanion program.	page		
	Form 106A/B	21 Bast Casa 11	C - www hestcase com	Schedule A/B: Property		page Best Case Bankrupt		
Software	сырупдпі (с) 1996-20	z i desi Case, LL	C - www.bestcase.com					

	Jamie Lynn Gallian Institution name	and description. Separately file the records of any interest		
Yes	Institution name	and description. Separately file the records of any interest	44.11.0.0.0.504(.)	
Trusts,		and description. Separately life the resords of any interest	is.11 U.S.C. § 521(c):	
■ No	, equitable or future interests	in property (other than anything listed in line 1), and ri	ights or powers exe	rcisable for your benefit
	Give specific information abou	it them		
Examp	s, copyrights, trademarks, tra oles: Internet domain names, w	tide secrets, and other intellectual property ebsites, proceeds from royalties and licensing agreements		
	Give specific information about	it them		
Licens Examp ■ No	ses, franchises, and other ger oles: Building permits, exclusive	neral intangibles e licenses, cooperative association holdings, liquor licenses	s, professional license	es
☐ Yes.	Give specific information about	it them		
ney or	property owed to you?			Current value of the portion you own? Do not deduct secured claims or exemptions.
Tax ref	funds owed to you			
■ No □ Yes.	Give specific information abou	t them, including whether you already filed the returns and	the tax years	
Examp	r support oles: Past due or lump sum alin	nony, spousal support, child support, maintenance, divorce	e settlement, property	settlement
_	Give specific information			
_ 100.	Olvo Specialo Illionnasion			
Other a	<i>ples:</i> Unpaid wages, disabil <mark>i</mark> ty i		oay, workers' comper	sation, Social Security
■ No	Give specific information			
	·			
interes Examµ ■ No	ples: Health, disability, or life in	surance; health savings account (HSA); credit, homeowner	r's, or renter's insurar	ice
∃ Yes.			:	Surrender or refund value:
If you	are the beneficiary of a living tr	you from someone who has died ust, expect proceeds from a life insurance policy, or are cu	rrently entitled to rece	eive property because
Yes.	Give specific information			
	32.1			Unknown
	32.2		Bradley filed ny recovery will	Unknown
	Exam, No Yes. License Exam, No Yes. No	Examples: Internet domain names, wo No Yes. Give specific information about icenses, franchises, and other ger Examples: Building permits, exclusive No Yes. Give specific information about the your property owed to you? Tax refunds owed to you No Yes. Give specific information about the your property owed to you? Tax refunds owed to you No Yes. Give specific information about the your property owed to you? Tax refunds owed to you No Yes. Give specific information about the your property owed to you? No Yes. Give specific information No Yes. Give specific information Interests in insurance policies Examples: Health, disability, or life in: No Yes. Name the insurance company Compar Any interest in property that is due If you are the beneficiary of a living the someone has died. No Yes. Give specific information	No 3 Yes. Give specific information about them Licenses, franchises, and other general intangibles Examples: Building permits, exclusive licenses, cooperative association holdings, liquor license No 3 Yes. Give specific information about them Tey or property owed to you? Fax refunds owed to you No 3 Yes. Give specific information about them, including whether you already filed the returns and Family support Examples: Past due or lump sum alimony, spousal support, child support, maintenance, divorce No 3 Yes. Give specific information Other amounts someone owes you Examples: Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation of benefits; unpaid loans you made to someone else No 3 Yes. Give specific information Interests in insurance policies Examples: Health, disability, or life insurance; health savings account (HSA); credit, homeowne No 3 Yes. Name the insurance company of each policy and list its value. Company name: Beneficiary Any interest in property that is due you from someone who has died If you are the beneficiary of a living trust, expect proceeds from a life insurance policy, or are customeone has died. No 4 Yes. Give specific information 32.\ Probate estate of Charles J. Bradley, Jr. Case 30-2017-00915711. Uncertain what, if any, provide debtor. "Creditor's claim" in probate estate of Charles by debtor for \$1 millilion. Unknown whether and the property whether are supplied to the property whether are supplied to the property whether are company to debtor for \$1 millilion. Unknown whether are supplied to the property whether are suppl	Examples: internet domain names, websites, proceeds from royalties and licensing agreements No 1 Yes. Give specific information about them Licenses, franchises, and other general intangibles Examples: Building permits, exclusive licenses, cooperative association holdings, liquor licenses, professional licenses No 1 Yes. Give specific information about them They or property owed to you? In No 1 Yes. Give specific information about them, including whether you already filed the returns and the tax years The examples: Past due or lump sum alimony, spousal support, child support, maintenance, divorce settlement, property No 1 Yes. Give specific information Deter amounts someone owes you Examples: Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation pay, workers' comper benefits; unpaid loans you made to someone else No 1 Yes. Give specific information Interests in insurance policies Examples: Health, disability, or life insurance; health savings account (HSA); credit, homeowner's, or renter's insurance company of each policy and list its value. Company name: Beneficiary: Any interest in property that is due you from someone who has died In you are the beneficiary of a living trust, expect proceeds from a life insurance policy, or are currently entitled to recessioneone has died. No 2 Yes. Give specific information 32.1 Probate estate of Charles J. Bradley, Jr. Case No. 30-2017-00915711. Uncertain what, if any, proceeds will pass to debtor. "Creditor's claim" in probate estate of Charles Bradley filed by debtor for \$1 million. Unknown whether any recovery will

Official Form 106A/B

Schedule A/B: Property

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Best Case Bankruptcy

Debto	r 1 Jamie Lyn	Gallian	Case number ((if known) 8:21-bk-11710-ES
33. C I	aims against third	parties, whether or not you	have filed a lawsuit or made a demand for payment	
E	•	employment disputes, insura	ince claims, or rights to sue	
_	Yes. Describe each	claim		
34. O 1		l unliquidated claims of eve	ry nature, including counterclaims of the debtor and	rights to set off claims
	Yes. Describe each	claim		
	34.1	Potential (claim for bad faith denial of insurance against	
		Mercury Ir	nsurance Company failure to defend/indemnify	
		HOA Civil	Action filed 4/11/2017, 18 days after title record irchased homeowners insurance policy on 3/22	Jed. 2/17
		Debtor pa		Unknown
	34.2	Potential	Victim Restitution Award from Jesus Jesus Jr,	, for
		battery 8/	/5/2018. Criminal Case pending 19WM09951.	Unknown
		Estimated	d economic damages exceed \$73,000.00	Ulikilowii
	34.3	Claim aga	ninst Houser Bros Co. dba Rancho Del Rey	
		Mobilehor	me Estates for Violation(s) of Davis Stirling Ac	t,
		MKL 9/98 trespassir	, et seq. multiple acts of retaliation, discriminating ng/unlawful entry; forcible detainer, wrongful	non,
		eviction, f	failure to timely pursue/prosecute frivolous UD	
			ding since 1/2/19. Failure to apply to CA Covid or debtor delivered 9/7/20 Declaration of Covid	119
			and hardship. No lawsuit yet fi	led. Unknown
	24.4	Paraonal	Injury claim against Huntington Beach Gables I	HOA.
	34.4	Jesus Jas	sso, Jr. Case No. 30-2020-01153679.	
			l damages \$195,000.	Unknown
34.5	to overpayment Company recound., ro Subles consumers Fet Leases record Master Lessor, APN 178-011-0 Amended CC& Notice to Cons 1980-5002. Su Leases without HOA has a crogables HOA, e Assignment of	t of Ground Leasehold fer ded Annexation approx. Sor RPW, Co. and Housele Interest vs, Air-Space Co din violation of known of Tenant, & RPW, Co reco I, and not APN 178-771-0 Rs 8/5/1980 after Final So umers or providing NT of psequently in 2005, Craige Notice to Park Consume se-complaint pending in the stal. 30-2020-01163055-Co unexpired term of Subco	Houser Company, Lessor(s) BS Investors, LP, Sees charged to Consumers. Master Lessor Hou 8/17/1979. The Original Tenant Robert P. Warr r Bros Co dba Rancho Del Rey MHE misrepres Cordominium Project within Parcel 1 & Parcel 2 City of Huntington Beach Ordinance from City. Orded 1979 Ground Lease and Subcondominium 03. Only easements were recorded. Additionall subdivision Report was issued by DRE July 198 of Copy of Rec, First Amendment to CC&Rs Dog Houser, RDRMHE recorded Amendment to all ers or Gables HOA Consumers. Huntington Beathe ST. Court Case Randall Nickels vs. Hunting U-OR-CJC which the HOA seeks a voiding of the condominium Leasehold APN 937-63-053, on Octobre 18 of the ST. Court Case Randall Nickels vs. Hunting U-OR-CJC which the HOA seeks a voiding of the condominium Leasehold APN 937-63-053, on Octobre 18 of the ST. Court Case Randall Nickels vs. Hunting U-OR-CJC which the HOA seeks a voiding of the condominium Leasehold APN 937-63-053, on Octobre 18 of the ST. Court Case Randall Nickels vs. Hunting U-OR-CJC which the HOA seeks a voiding of the condominium Leasehold APN 937-63-053, on Octobre 18 of the ST.	iser mington, an ent to 2; Ground Attorney. n Lease on ly, Lessors 0, without ic No. II 80 Ground each Gables lyton Beach te sale and tober 31, Unknown
	2018, from Deb	tor to bona fide purchase	er Randall Nickels. Potential Cross-Petition	not yet filed.
35. A	ny financial assets	you did not already list		
	No	CA COVIE	D-19 Rent Relief Award10/27/2021, post petition	
	Yes. Give specific	inomiadorii.	to Houser Bros Co. Ck No. 58066665 \$ 24,30 erty of the estate.)1.55. \$ 0.00
35.1_			America Cashier's Check [uncashed] tendered r	ent
12	l Yes.		er Bros Co.	\$ 0.00
		Not prope	erty of the estate. \$ 14,11	DAUV (
36.	Add the dollar valu	e of all of your entries from at number here	Part 4, including any entries for pages you have atta	ched \$ 16,700.00
Do-to-	Deparite Any Dec	noce-Polated Bronorty Voy Own	n or Have an Interest In. List any real estate in Part 1.	
Part 5		ness-kelated Property Tou Owl		page 6
Officia	Il Form 106A/B - Copyright (c) 1996-2021	Rest Case TTC - www.bestcase.com	Schedule A/B: Property	Best Case Bankruptcy

Deb	tor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-ES
37. D	Oo you own or have any legal or equitable interest in any business-rela	ited property?		
	No. Go to Part 6.			
	Yes. Go to line 38.			
Part	Describe Any Farm- and Commercial Fishing-Related Property You for you own or have an interest in farmland, list it in Part 1.	ou Own or Have an Interest	in.	
46. [Do you own or have any legal or equitable interest in any farm	n- or commercial fishing	g-related property?	
	No. Go to Part 7.			
	☐ Yes. Go to line 47.			
Part	7: Describe All Property You Own or Have an Interest in That You	ou Did Not List Above		
53. I	Do you have other property of any kind you did not already lis Examples: Season tickets, country club membership	it?		
	No			
	Yes. Give specific information			
54.	Add the dollar value of all of your entries from Part 7. Write t	hat number here		\$0.00
Part	8: List the Totals of Each Part of this Form			
55.	Part 1: Total real estate, line 2			\$235,000.00
56.	Part 2: Total vehicles, line 5	\$0.00		
57.	Part 3: Total personal and household items, line 15	\$ 8,925.00		
58.	Part 4: Total financial assets, line 36	\$ 16,700.00		
59.	Part 5: Total business-related property, line 45	\$0.00		
60.	Part 6: Total farm- and fishing-related property, line 52	\$0.00		
61.	Part 7: Total other property not listed, line 54	+ \$0.00		
62.	Total personal property. Add lines 56 through 61	\$25,625.00	Copy personal property to	tal \$25,625.00
63.	Total of all property on Schedule A/B. Add line 55 + line 62			\$260,625.00

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Best Case Bankruptcy

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Case 8:21-bk-11710-ES Doc 72 Filed 03/11/22 Entered 03/14/22 09:54:23 Desc Main Document Page 20 of 64

Fill in this info					
Debtor 1	Jamie Lynn Gallia				
	First Name	Middle Name	Last Name	1	
Debtor 2					
(Spouse if, filing)	First Name	Middle Name	Last Name		
United States I	Bankruptcy Court for the:	CENTRAL DISTRICT (DF CALIFORNIA-SANTA ANA DI	VISION	
Case number	8:21-bk-11710-ES				
(if known)					Check if this is an amended filing

Official Form 106C

Schedule C: The Property You Claim as Exempt

4/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B*: *Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part* 2: *Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

to t	he applicable statutory amount.									
Pa	rt 1: Identify the Property You Claim as E	xempt								
1.	Which set of exemptions are you claiming?	? Check one only, eve	n if yo	ur spouse is filing with you.						
	You are claiming state and federal nonbank	You are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(3)								
	☐ You are claiming federal exemptions. 11 t	J.S.C. § 522(b)(2)								
2.	For any property you list on Schedule A/B	that you claim as exe	empt,	fill in the information below.						
	Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own	Ame	ount of the exemption you claim	Specific laws that allow exemption					
		Copy the value from Schedule A/B	n Check only one box for each exemption.							
	16222 Monterey Ln. Spc 376	\$235,000.00		\$600,000.00	C.C.P. § 704.730					
	Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from Schedule A/B: 1.1			100% of fair market value, up to any applicable statutory limit						
	Misc. household goods and	\$3,500.00		\$3,500.00	C.C.P. § 704.020					
	furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 6.1			100% of fair market value, up to any applicable statutory limit						
	waterford crystal set red and white	\$1,000.00		\$1,000.00	C.C.P. § 704.040					
	wine glasses Line from Schedule A/B: 6.2			100% of fair market value, up to any applicable statutory limit						

Schedule C: The Property You Claim as Exempt

page 1 of 3

Official Form 106C Schedul
Software Copyright (c) 1996-2021 Best Case, LLC - www.bestcase.com

Best Case Bankruptcy

tor 1 Jamie Lynn Gallian			Case number (if known)	8:21-bk-11710-ES
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own		Specific laws that allow exemption	
	Copy the value from Schedule A/B	Cne	ck only one box for each exemption.	
Wall television, computer, printer and peripherals	\$500.00		\$500.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 7.1			100% of fair market value, up to any applicable statutory limit	
Lladro figurine collection (20)	\$1,900.00		\$1,900.00	C.C.P. § 704.040
Line from Schedule A/B: 8.1			100% of fair market value, up to any applicable statutory limit	
Misc. clothing	\$1,000.00		\$1,000.00	C.C.P. § 704.020
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 11.1			100% of fair market value, up to any applicable statutory limit	
Movado wrist watch (20 yrs. old);	\$1,000.00		\$1,000.00	C.C.P. § 704.040
costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 12.1			100% of fair market value, up to any applicable statutory limit	
5-year old Wired Terrier Dog Line from Schedule A/B: 13.1	\$25.00	•	\$25.00	C.C.P. § 704.020
Line from Schedule Avb. 13.1			100% of fair market value, up to any applicable statutory limit	
EDD Debit account: Bank of America Line from Schedule A/B: 17.1	\$3,793.00		\$3,793.00	C.C.P. § 704.225
Line from Scriedule Avb. 11.1			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$1,407.00		\$1,407.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.2			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit UnionOnly funds are Covid-19 relief funds from	\$2,600.00		\$381.00	C.C.P. § 704.220
the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
Savings: Alliant Credit Union-Only funds are Covid-19 relief funds from	\$2,600.00		\$2,219.00	C.C.P. § 704.225
the government. Line from Schedule A/B: 17.3			100% of fair market value, up to any applicable statutory limit	
IRA: Fidelity	\$7,400.00		\$7,400.00	C.C.P. § 704.115(a)(1) & (2),
Line from Schedule A/B: 21.1	***************************************		100% of fair market value, up to any applicable statutory limit	\ <i>1</i>

Official Form 106C Schedule C:

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Schedule C: The Property You Claim as Exempt

page 2 of 3 Best Case Bankruptcy

btor 1 Jamie Lynn Gallia	n			Case number (if known)	8:21-bk-11710-ES
Brief description of the prope Schedule A/B that lists this pr		Current value of the portion you own	Amo	unt of the exemption you claim	Specific laws that allow exemption
, , ,		Copy the value from Schedule A/B	om Check only one box for each exemption.		
IRA: Fidelity	4	\$7,400.00		\$7,400.00	11 U.S.C. § 522(b)(3)(C)
Line from Schedule A/B: 21.1	.1			100% of fair market value, up to any applicable statutory limit	
Personal Injury claim a		Unknown		\$195,000.00	C.C.P. § 704.140
Huntington Beach Gables HOA; Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000. Line from Schedule A/B: 34.4		☐ 100% of fair market value, up to any applicable statutory limit			
Potential Victim Restitution Order Jesus Jasso, Jr, OCSC 19WM09951 Line from Schedule A/B: 34.2	Unknown	ХX	\$73,000.00	C.C.P. § 704.140	
			100% of fair market value, up to any applicable statutory limit		

3.	Are (Su	e you claiming a homestead exemption of more than \$170,350? ubject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustmer	ıt.)
		No Yes. Did you acquire the property covered by the exemption within 1,215 days before you filed this case.	?
		□ No ■ Yes	

Schedule C: The Property You Claim as Exempt

EXHIBIT 11

	amie Lynn Gal st Name	Ilian Middle Name Last Nat	me	W-11-01-01-01-01-01-01-01-01-01-01-01-01-		
Debtor 2 (Spouse if, filing) Fil	'si Name	Middle Name Last Na	me			
United States Bankrup	otcy Court for the	CENTRAL DISTRICT OF CALIFORNIA	SANT	A ANA DIVISION		
Case number 8:21	-bk-11710-ES					
(if known)					Check	t if this is an
					amen	ded filing
Official Form 10	nen					
Official Form 10						
Schedule D:	Creditors	Who Have Claims Secu	ired	by Propert	У	12/15
Be as complete and accis needed, copy the Add number (if known).	urate as possible. itional Page, fill it	If two married people are filing together, both out, number the entries, and attach it to this fo	are equal orm. On th	ly responsible for some top of any addition	upplying correct information in a second control in a second contr	ation. If more space ime and case
1. Do any creditors have	claims secured b	y your property?				
☐ No. Check this	box and submit t	his form to the court with your other schedul	les. You	have nothing else t	o report on this form.	
Yes. Fill in all o	f the information	below.				
Part 1: List All Sec	cured Claims					
2. List all secured claim	s, If a creditor has	more than one secured claim, list the creditor sep-	arately	Column A	Column B	Column C
		s a particular claim, list the other creditors in Part a ical order according to the creditor's name.	2. As	Amount of claim Do not deduct the value of collateral.	Value of collateral that supports this claim	Unsecured portion If any
2.1 Orange Coun	ty Tax			\$ 0.00	\$235,000.00	\$0.00
Assessor Creditor's Name		Describe the property that secures the claim): -	\$ 0.00	\$255,000.00	Ψ0.00
Creditor's Name		16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649				
		Orange County				
		APN: 891-569-62;				
		Decal No. LBM1081.				
P.O. Box 1438						
Santa Ana, CA		As of the date you file, the claim is: Checkall apply.	that			
92701		☐ Contingent				
Number, Street, City,	State & Zip Code	Unliquidated				
		Disputed				
Who owes the debt?	Check one.	Nature of lien. Check all that apply				
Debtor 1 only		🗓 An agreement you made (such as mortgage	or secure	ed .		
Debtor 2 only		car loan)				
Debtor 1 and Debtor	2 only	Statutory lien (such as tax lien, mechanic's	lien)			
At least one of the de	btors and another	Judgment lien from a lawsuit				
Check if this claim community debt	relates to a	Other (including a right to offset)				
Date debt was incurred	1	Last 4 digits of account number	LPT 8	91-569-62		

page 1 of 9

Official Form 106D

Schedule D: Creditors Who Have Claims Secured by Property

Best Case Bankruptcy

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btor 1 Jamie Lynn Gallian		Case number (if known)	8:21-bk-11710-	21-bk-11710-ES		
First Name Middle N	lame Last Name					
On taring large	Provide the accordant had accorde the electric	¢ 46 430 00	¢ 225 000 00	¢ 100 062 00		
2.2 Janine Jasso Creditor's Name	Describe the property that secures the claim: 16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081	\$ 46,138.00	\$ 235,000.00	\$ 188,862.00		
	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985;					
	Recorded Doc No. 2018000467142			Y		
16025 Warmington Lane Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply. Contingent					
Number, Street, City, State & Zip Code	☑ Unliquidated ☐ Disputed					
Who owes the debt? Check one.	Nature of lien. Check all that apply.					
■ Debtor 1 only □ Debtor 2 only	☐ An agreement you made (such as mortgage or s car loan)	secured				
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)					
\square At least one of the debtors and another	Judgment lien from a lawsuit					
Check if this claim relates to a community debt	Other (including a right to offset)					
Date debt was incurred 12/4/2018	Last 4 digits of account number	,				
2.3 Jennifer Paulin	Describe the property that secures the claim:	\$ 0.00	\$235,000.00	\$ 0.00		
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081.					
	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985; Recorded Doc No. 2018000467142					
4446 Alderport Drive Huntington Beach, CA	As of the date you file, the claim is: Check all that apply.					
92649 Number, Street, City, State & Zip Code	☑ Contingent ☑ Unliquidated					
Who owes the debt? Check one.	☐ Disputed Nature of lien. Check all that apply.					
Debtor 1 only	An agreement you made (such as mortgage or car loan)	secured				
Debtor 2 only Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)					
At least one of the debtors and another	Judgment lien from a lawsuit					
Check if this claim relates to a community debt	Other (including a right to offset)					
Date debt was incurred 12/4/2018	Last 4 digits of account number					
Add the dollar value of your entries in the last page of your form, add write that number here:	Column A on this page. Write that number here: d the dollar value totals from all pages.	\$ 46,138	.00			
Part 2: List Others to Be Notified f	or a Debt That You Aiready Listed					
Use this page only if you have others to	be notified about your bankruptcy for a debt that y owe to someone else, list the creditor in Part 1, an at you listed in Part 1, list the additional creditors h	d then list the collection ag	jency here. Similarly, it	you have more		
Official Form 106D Addition	al Page of Schedule D: Creditors Who Have C	Claims Secured by Prop	erty	page 2 of 9		
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btor 1 Jamie Lynn Gallian		Case numb	er (if known)	8:21-bk-11710-	:21-bk-11710-ES			
	First Name Middle Name Last Name							
2.4 Lindy Beck	Describe the property that secures the claim:	\$	0.00	\$ 235,000.00	\$	0.00		
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081			\$ 233,000.00		0.00		
	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985;							
	Recorded Doc No. 2018000467142							
4443 Chase Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply. Contingent							
Number, Street, City, State & Zip Code	Unliquidated							
Who owes the debt? Check one.	☐ Disputed Nature of lien. Check all that apply.							
Debtor 1 only	An agreement you made (such as mortgage or s car loan)	secured						
Debtor 2 only Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)							
☐ At least one of the debtors and another	Judgment lien from a lawsuit							
☐ Check if this claim relates to a	Other (including a right to offset)							
community debt								
Date debt was incurred 12/4/2018	Last 4 digits of account number							
2.5 Lori Burrett	Describe the property that secures the claim:	\$	0,00	\$235,000.00	\$	0.00		
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington		0.00	\$235,000.00	<u>ə</u>	0,0		
	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081.							
	Judgment Superior Court of California for the CO of Orange Case No.							
	30-2017-00913985; Recorded Doc No. 2018000467142							
16107 Sherlock								
Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply. Contingent							
Number, Street, City, State & Zip Code	Unliquidated							
Who owes the debt? Check one.	☐ Disputed Nature of lien. Check all that apply.							
■ Debtor 1 only □ Debtor 2 only	☐ An agreement you made (such as mortgage or s car loan)	secured						
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)							
At least one of the debtors and another	Judgment lien from a lawsuit							
☐ Check if this claim relates to a community debt	Other (including a right to offset)							
Date debt was incurred 12/4/2018	Last 4 digits of account number							
Add the dollar value of your entries in (Column A on this page. Write that number here: I the dollar value totals from all pages.		\$ 0.0	10	99776			
Write that number here:		L						
Part 2: List Others to Be Notified for								
rying to collect from you for a debt you o	be notified about your bankruptcy for a debt that yowe to someone else, list the creditor in Part 1, and tyou listed in Part 1, list the additional creditors his page.	then list the	collection age	ency here. Similarly, if	you have i	more		
fficial Form 106D Additions	al Page of Schedule D: Creditors Who Have C	taims Secu	red by Prope	erty	page	3 of 9		
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btor 1 Jamie Lynn Gallian		Case number (if known) 8:		8:21-bk-117	8:21-bk-11710-ES		
First Name Middle	Name Last Name						
2.6 Lee Gragnano	Describe the property that secures the claim:	\$	0.00	\$ 235,000,0	n •	0.00	
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081	3	0.00	\$ <u>235,000.0</u>	00 \$	0.00	
	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985:						
	Recorded Doc No. 2018000467142						
16062 Warmington Lane Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply. Contingent						
Number, Street, City, State & Zip Code	Unliquidated Disputed						
Who owes the debt? Check one.	Nature of lien. Check all that apply.						
■ Debtor 1 only □ Debtor 2 only	An agreement you made (such as mortgage or se car loan)	cured					
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)						
At least one of the debtors and another	Judgment lien from a lawsuit						
☐ Check if this claim relates to a community debt	Other (including a right to offset)					www.comandondondondondondondondondondondondondon	
Date debt was incurred 12/4/2018	Last 4 digits of account number						
2.7 Theodore Phillips	Describe the property that secures the claim:	\$	0.00	\$235,000.	00 :	\$ 0.0	
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081.						
	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985; Recorded Doc No. 2018000467142						
17612 Sandra Lee Huntington Beach, CA 92649	As of the date you file, the claim is: Check all that apply. Contingent						
Number, Street, City, State & Zip Code Who owes the debt? Check one.	☑ Unliquidated ☐ Disputed Nature of lien. Check all that apply.						
Debtor 1 only	An agreement you made (such as mortgage or secar loan)	cured					
Debtor 2 only	_						
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)						
☐ At least one of the debtors and another☐ Check if this claim relates to a community debt				***************************************			
Date debt was incurred 12/4/2018	Last 4 digits of account number	and the second s	age-man plants				
		processor over					
	Column A on this page. Write that number here: d the dollar value totals from all pages.		\$ 0				
Part 2: List Others to Be Notified	for a Debt That You Already Listed						
Use this page only if you have others to	be notified about your bankruptcy for a debt that yo owe to someone else, list the creditor in Part 1, and at you listed in Part 1, list the additional creditors he	then list the	collection a	igency here. Similar	ly, if you ha	ve more	
Official Form 106D Addition	nal Page of Schedule D: Creditors Who Have Cl	aims Secu	red by Pro	perty	pag	s≎ 4 of 9	
					B1	Caro Bankrunt	

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Debtor 1 Jamie Lynn Gallian		Case	number (if known)	8:21-bk-11710-	ES
First Name Middle N	Name Last Name				
Huntington Beach Gables		_			_
B Homeowners Association Creditor's Name	Describe the property that secures the claim:	\$	9,265.00	\$ 235,000.00	\$
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County				
	APN: 891-569-62; LBM1081				
	Judgment Superior Court of California for				
	the CO of Orange Case No.				
	30-2018-00962999;				
10200 Willow Creek Rd.	Recorded Doc No. 2019000148568				
Ste. 100	As of the date you file, the claim is: Check all that				
San Diego, CA 92131	apply.				
Number, Street, City, State & Zip Code	Contingent				
Number, Street, City, State & 21p Code	Unliquidated				
	Disputed				
ho owes the debt? Check one.	Nature of lien. Check all that apply.				
Debtor 1 only	An agreement you made (such as mortgage or s car loan)	ecured			
Debtor 2 only	—				
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)				
At least one of the debtors and another	Judgment lien from a lawsuit				
Check if this claim relates to a	Other (including a right to offset)				
community debt					
ate debt was incurred 03/21/2019	Last 4 digits of account number				
9 Huntington Beach Gables		\$	319,653.59	\$235,000.00	\$
9 Homeowners Association Creditor's Name	[319,000.09	\$235,000.00	
Creater 5 Hame	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County				
	APN: 891-569-62; LBM1081.				
	Judgment Superior Court of California for the CO of Orange Case No.				
	30-2017-00913985				
	Recorded Doc No. 2019000165259				
10200 Willow Creek Rd.	10001404 500 1101 2010000 100200				
Ste. 100	As of the date you file, the claim is: Check all that				
San Diego, CA 92131	apply. Contingent				
Number, Street, City, State & Zip Code	☐ Unliquidated				
realisary duced, only, diale a zip dade	☐ Disputed				
The owes the debt? Check one.	Nature of lien, Check all that apply.				
_	☐ An agreement you made (such as mortgage or s	ocured			
Debtor 1 only	car loan)	ecureu			
Debtor 2 only	_				
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)				
At least one of the debtors and another	Judgment lien from a lawsuit				
Check if this claim relates to a community debt	Other (including a right to offset)				
•	t and did the of a county comban				
ate debt was incurred 5/6/2019	Last 4 digits of account number		WAY 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Add the dollar value of your entries in 0	Column A on this page. Write that number here:	į	\$ 328,918.	59	
If this is the last page of your form, add					
Write that number here:				ar constant	
art 2: List Others to Be Notified for	or a Debt That You Already Listed				
se this page only if you have others to light	be notified about your bankruptcy for a debt that yo owe to someone else, list the creditor in Part 1, and at you listed in Part 1, list the additional creditors h	then lis	it the collection age	ncy here. Similarly, if	you have more
ebts in Part 1, do not fill out or submittl	his page.				
icial Form 106D Additiona	al Page of Schedule D: Creditors Who Have C	laims S	Secured by Prope	rty	page 5 of
					B B

Debtor 1 Jamie Lynn Gallian		Case nu	ımber (if known)	8:21-bk-11710-	ES	
	e Name Last Name					
BS Investors-LP		_				
2.10 Lessor	Describe the property that secures the clai		0.00	\$ <u>235,000.00</u>	\$	0.00
Creditor's Name	16222 Monterey Ln. Unit 376 Huntingt Beach, CA 92649 Orange County APN: 891-569-62; LBM1081	ton				
18201 Von Karman Ste. 400 Irvine, CA 92612 Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only At least one of the debtors and anothe Check if this claim relates to a community debt	Other (including a right to offset)	ge or secured				
Date debt was incurred 12/12/2019	Last 4 digits of account number	-concentration (000000000000000000000000000000000000	oreses accommons.			
Houser Bros, GP dba Ran		im; \$	0.00	\$235,000.00	\$	0.00
Park Manager	tes Describe the property that secures the claim 16222 Monterey Ln. Unit 376 Huntingto		0.00	<u> </u>	J.	U.UU
Creditor's Name	Beach, CA 92649 Orange County					
16222 Monterey Ln, (OFC) Huntington Beach, CA 92649	As of the date you file, the claim is: Check all apply.	II that				
Number, Street, City, State & Zip Code	፟፟፟፟፟፟፟					
Who owes the debt? Check one.	Nature of lien. Check all that apply.					
■ Debtor 1 only □ Debtor 2 only	An agreement you made (such as mortgag car loan)	ge or secured				
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's	s lien)	o received no	st petition CA Co	vid10	Pont Polio
At least one of the debtors and another	Fu			0/27/2021, Ck No.		
Check if this claim relates to a community debt	XXOther (including a right to offset)	301.55. Deb	tor filed Appli	cation For Relief (41423 on 11/8/202	from F	orfeiture
Date debt was incurred	Last 4 digits of account number Ord	der 11/10/20	21-Honorable	Sheri Honer, C-66	3.	
If this is the last page of your form, a Write that number here:	n Column A on this page. Write that number her dd the dollar value totals from all pages. I for a Debt That You Already Listed	re:	\$ 0.00			
trying to collect from you for a debt yo	o be notified about your bankruptcy for a debt t u owe to someone else, list the creditor in Part hat you listed in Part 1, list the additional credit t this page.	1, and then list	the collection ag	ency here. Similarly, if	you have	e more
Official Form 106D Additio	onal Page of Schedule D: Creditors Who Ha	ave Claims Se	ecured by Prope	erty	page	6 of 9
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Debtor 1 Jamie Lynn Gallian		Case nun	nber (if known)	8:21-bk-11710-E	ES
First Name Middle N	ame Last Name				
S 4, A California		_			
12 Limited Partnership.	Describe the property that secures the claim:	, \$	0.00	\$ 235,000.00	\$ 0.00
Tenant Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; LBM1081				
1001 Dove Street, Ste. 230 Newport Beach, CA 92660 Number, Street, City, State & Zip Code	As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed				
ho owes the debt? Check one.	Nature of lien. Check all that apply				
Debtor 1 only Debtor 2 only	An agreement you made (such as mortgage or scar loan)	secured			
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)	ı			
At least one of the debtors and another	Other (including a right to				
Check if this claim relates to a community debt	offset) Judgment lien from a lawsuit				
ate debt was incurred 12/12/2019	Last 4 digits of account number				
Huntington Beach Gables					_
13 Homeowners Association	Describe the property that secures the claim:	\$ 4	<u>6,138.00</u>	\$235,000.00	\$
Gorden, Rees, Skully	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County				
Mansukhani, APC	APN: 891-569-62; LBM1081.				
Creditor's Name 633 W. 5th Street 52 FL	Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000467412				
Los Angeles, CA 90071-2005	As of the date you file, the claim is: Check all that apply. Contingent				
Number, Street, City, State & Zip Code	☑ Unliquidated				
	☐ Disputed				
ho owes the debt? Check one.	Nature of ilen. Check all that apply.				
Debtor 1 only Debtor 2 only	☐ An agreement you made (such as mortgage or s car loan)	secured			
Debtor 1 and Debtor 2 only	Statutory lien (such as tax lien, mechanic's lien)	ı			
At least one of the debtors and another	xxJudgment lien from a lawsuit				
Check if this claim relates to a community debt	Other (including a right to offset)			(**).**********************************	
ate debt was incurred 12/4/2018	Last 4 digits of account number				
Add the dollar value of your entries in C If this is the last page of your form, add Write that number here:	column A on this page. Write that number here: the dollar value totals from all pages.		\$ 46,138	3.00	
art 2: List Others to Be Notified fo	or a Debt That You Already Listed				
Ise this page only if you have others to b	oe notified about your bankruptcy for a debt that y lowe to someone else, list the creditor in Part 1, and t you listed in Part 1, list the additional creditors h	d then list tl	he collection ag	jency here. Similarly, if y	ou have more

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Official Form 106D

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Best Case Banknuptcy

Huntington Beach Gable 14 Homeowners Association	3		
	Describe the property that secures the claim:	e 240.052.40	* 225 000 00 *
- Individual of the Control	16222 Monterey Ln. Unit 376 Huntington	\$ 319,653.19	\$ 235 000.00
Creditor's Name	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081		
	Judgment Superior Court of California for	1	
	he CO of Orange Case No. 30-2017-00913985		
	Recorded Doc No.2019000166068		
10200 Willow Creek Rd.			
Ste. 100	As of the date you file, the claim is: Check all that apply.		
San Diego, CA 92131	Contingent		
Number, Street, City, State & Zip Code	☐ Unliquidated		
	Disputed		
Vho owes the debt? Check one.	Nature of lien. Check all that apply.		
Debtor 1 only Debtor 2 only	An agreement you made (such as mortgage or car loan)	secured	
Debtor 1 and Debtor 2 only	☐ Statutory lien (such as tax lien, mechanic's lien)		
At least one of the debtors and anothe			HOA 9/10/2020 OC CLK REG
Check if this claim relates to a community debt		. 20200000481922	_
ate debt was incurred N/A	Last 4 digits of account number		
Huntington Beach Gables			
Homeowners Association	Describe the property that secures the claim:	\$ 3,070.00	\$235,000.00 \$
	16222 Monterey Ln. Unit 376 Huntington		<u> </u>
Creditor's Name	16222 Monterey Ln. Unit 376 Huntington Beach, CA 92649 Orange County		
	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No.		<u> </u>
	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985		<u> </u>
	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No.		
Creditor's Name	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Checkall that		
Creditor's Name 10200 Willow Creek Rd.	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Checkall that apply.		
Creditor's Name 10200 Willow Creek Rd. Ste. 100	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Checkall that apply. Contingent		
Creditor's Name 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Check all that apply. Contingent Unliquidated		
Creditor's Name 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Checkall that apply. Contingent		
Creditor's Name 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131 Number, Street, City, State & Zip Code Who owes the debt? Check one.	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed		
Creditor's Name 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131 Number, Street, City, State & Zip Code Who owes the debt? Check one.	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply.		
10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131 Number, Street, City, State & Zip Code	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or car loan)	secured	
Creditor's Name 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131 Number, Street, City, State & Zip Code Who owes the debt? Check one.	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-00913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or car loan) Statutory lien (such as tax lien, mechanic's lien)	secured	
Creditor's Name 10200 Willow Creek Rd. Ste. 100 San Diego, CA 92131 Number, Street, City, State & Zip Code Who owes the debt? Check one. Debtor 1 only Debtor 2 only Debtor 1 and Debtor 2 only	Beach, CA 92649 Orange County APN: 891-569-62; LBM1081. Judgment Superior Court of California for the CO of Orange Case No. 30-2017-09913985 Recorded Doc No. 2018000435011 As of the date you file, the claim is: Check all that apply. Contingent Unliquidated Disputed Nature of lien. Check all that apply. An agreement you made (such as mortgage or car loan) Statutory lien (such as tax lien, mechanic's lien)	secured	

Additional Page of Schedule D: Creditors Who Have Claims Secured by Property

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Best Case Bankruptcy

its of account num perty that secures y Ln. Unit 376 Hu 49 Orange Coun 62; LBM1081.	untington hty alifornia for 00348287 Check all that mortgage or seechanic's lien) Less Debte WJC nber the claim:	secured or Paid Fir	1,229.34 ne & Fees p	\$ 235,000.00	srder 12/12/2019 @
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49 Orange Coun 52; LBM1081 erior Court of Ca			3,229.34	\$235,000.00	\$
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EXHIBIT 11, PAGE 114

Best Case Bankruptcy

EXHIBIT 12



Title Search

Date Printed: Jan 18, 2019

Decal #:

LBM1081

Use Code:

SFD

Manufacturer:

SKYLINE HOMES INC

Original Price Code:

BVH

Tradename:

CUSTOM VILLA

Rating Year:

LPT

Model:

Manufactured Date: 05/29/2014

Tax Type: Last ILT Amount:

Registration Exp:

Date ILT Fees Paid:

First Sold On:

07/28/2014

ILT Exemption:

NONE

Serial Number

HUD Label / Insignia

Length

Width

AC7V710394GA AC7V710394GB

PFS1130282 PFS1130281

60° 56'

15' 2" 15' 2"

Registered Owner:

J-SANDCASTLE CO LLC

16222 MONTEREY LANE ROOM 376 **HUNTINGTON BEACH, CA 92649**

Last Title Date:

09/10/2014

Last Reg Card:

Pending Reg Card

Sale/Transfer Info:

Price \$175,000.00 Transferred on 11/01/2018

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

END OF TITLE SEARCH

EXHIBIT 13

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE

Manufactured Home

Decal No: LBM1081

№ anufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	N	lodel	DOM 05/29/20	200	DFS 07/28/20	200	E	cp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	56' 60'	Width 15' 2" 15' 2"	SPC	scc 30	Exempt	Use SFD	Type LPT
						1	10, 2014	Total F	ees Paid \$91.00

LISA T RYAN

16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649

Registered Owner(s)

LISA T RYAN **16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649**

Situs Address

16222 MONTEREY LN 376 HUNTINGTON BEACH, CA 92649

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 8169431

NOV 1 6 2018

California Health and Safe and used multifamily man heater appliances be seism title stating that these requi I/We further agree to inde	by Code (HSC) Sections 180, ufactured homes: 1) be equip- ically braced, anchored, or st rements have been met.	pped with an operable smoke trapped pursuant to existing of Director of the State of Cali	on the date of transfer detector in each room odes. A declaration man	r of title all used manufactur n designed for sleeping, and ay be signed within 45 days	ed homes, used mobilehomes, 2) all fuel-gas-burning water prior to the date of transfer of Development, and subsequent
mulchasers of said unit, for	any loss they may suffer resti	ulting from registration of the two of the State of California the State of Ca	that in California or tre	an recumpagner of a California (ertificate of Title covering the
Lipa	Way and		LISA	TRYAN	
SECTION B-RELE	ASING SIGNATURE	C	Printed I	Name	
OLE TROUB - LETT	AUTO STOTAL ORIE	NJ			
1a. Releasing Signa	ture of Regist and Owner			Date of Release	11/1/2018
lb.				Date of Release	
2. Kgsa	ture of Registered Owner		× Release	□ Retain *□	Assign Interest
Leght Owner of	OWNER INFORMAT	ek appropriate box		(* If Assign Interest is checked - C	omplete New Legal Owner Below)
SECTION C. NEW			W. T.		
1.50	donation	EGISTERED OWNER-	Please Print or Tyl	pe Clearly	
3a. New Registered	YICOSTIE	CO, LIC	3c.	7	
54.	Owners Name		400	gistered Owners Name	
3b. New Registered	Owners Name		3d.	alitant Ourse Many	
	If more than one	New Owner going onto title, pleas	se check the appropriate C	gistered Owners Name 'o-owner term box,	
☐ Joint Tenants with R	ght of Survivorship	☐ Tenants In Common (st/Trustee(s) this box is checked-Complete HCD 47	6.6B)
				The second secon	
☐ Tenants In Common	AND	☐ Community Property	☐ Con	nmunity Property with Rig	ht of Survivorship
4. 16222 V	Contercy Lr	Community Property	Huntry City/State	nomunity Property with Rig	ht of Survivorship M 92649 Zip Code
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EXHIBIT 14

State of California

BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM
PO Box 2111 Sacramento CA 95812-2111
1 800 952-8356
www.hcd.ca.gov



NOTICE OF SALE OR TRANSFER

ATTENTIO	MOBILI SIGN,	EHOME OR COM	MERCIAL COACH. THE ADDRESS S	YOU SELL OR TRANS AT THAT TIME COM TATED ABOVE TO RE	PLETE,
	Enter the followin		ibes your unit: Decal/Lice	ense plate number(s), Serial(s) n	lumber, and
SECTION II:	Enter the sale pri	ce and the date of sale/	transfer including the mon	th, day, and year.	
SECTION III:	Enter the full nan	ne and mailing address	of the new owner/buyer(s)		
	Enter date, city, a print their names		re and when this form is b	eing executed. SELLER(S) MU	ST SIGN and
SECTION I.	DESCR	IPTION OF UNIT			
Decal Num	nber(s)	Serial N	lumber(s)	Trade Nam	е
LBM10	81 A.	7V1/0394	GB GA	CUSTOM VI	lla
SECTION II.	SALE	R TRANSFER INFORI	MATION		
20 4 20 040 9 20 7	er named below,	on //-/-/ S Date of Transfer	my/our right t	edged, I/we did sell, transfer and title and interest in the unit descr	
SECTION III.	NAME	OF PURCHASER/NEW	OWNER:		- A / S - E
Name: Address:	782 F	PINON A	J-San Its Mi	d calle Co,	LLC BAILIAN
City:	untino	ADD BCh	State:	Zip Code: 0116H	9
SECTION IV.	CERTIFICATIO	N AND RELEASE		1,310-1	+
I/We have the ri all persons arisi	ight to sell it, and ing prior to this d	3) I/We guarantee and ate, and 4) the unit is fro	will defend the title to the see of all liens and encumb	I/We are the lawful owner(s) of unit against the claims and demorances. the foregoing is true and correct	nands of any and
Executed On Signature of Se		That That	City Xu	Beach (1)	115/2018

Printed Name:

	tificate verifies only the identity of the individual who signed the not the truthfulness, accuracy, or validity of that document.
State of California County of Orange On Navember 15 2015 before me, Date Dersonally appeared Lisa Thereso	Brandon Vargas, Notary Public Here Insert Name and Title of the Officer (2) An Name(s) of Signer(s)
subscribed to the within instrument and ackr	tory evidence to be the person(s) whose name(s) is/are nowledged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the person(s), acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.
	Signature of Notary Public
Place Notary Seal Above	OPTIONAL -
Though this section is optional, completing	OPTIONAL this information can deter alteration of the document or this form to an unintended document.

EXHIBIT 15

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF CODES AND STANDARDS

Title Search

Date Printed: Jul 23, 2020

Decal #: LBM1081 Use Code: SFD

Manufacturer: Original Price Code: SKYLINE HOMES INC **BVH**

Tradename: Rating Year: **CUSTOM VILLA**

Model: Tax Type: LPT

Manufactured Date: 05/29/2014 Last ILT Amount:

Registration Exp: Date ILT Fees Paid:

First Sold On: **ILT Exemption:** 07/28/2014 **NONE**

Serial Number HUD Label / Insignia Length Width AC7V710394GA PFS1130282 60' 15' 2" AC7V710394GB PFS1130281 56' 15' 2"

Registered Owner:

J-SANDCASTLE CO LLC

16222 MONTEREY LANE ROOM 376 **HUNTINGTON BEACH, CA 92649**

Last Title Date: 01/19/2019 Last Reg Card: 01/19/2019

Sale/Transfer Info: Price \$175,000.00 Transferred on 11/01/2018

Situs Address:

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649**

Situs County: ORANGE

Title Searches:

JANINE JASSO PO BOX 370161 **EL PASO, TX 79937**

Title File No: LBM1081

END OF TITLE SEARCH

EXHIBIT 16



Bank Of America, N. A.

101 South Tryon Street

Charlotte, North Carolina 28255

Statement for January 12, 2021

EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BCH, CA 92649-2288 Customer Service: Card Number: 866-692-9374 **** **** 7357

 Period Start Date:
 12/13/2020

 Period End Date:
 01/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$			\$ 0.00

Account Transaction Activity



Summary of Fees



Bank Of America, N. A.

101 South Tryon Street

Charlotte, North Carolina 28255

Statement for February 12, 2021

EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BCH, CA 92649-2288 Customer Service: Card Number: 866-692-9374 **** **** 7357

 Period Start Date:
 01/13/2021

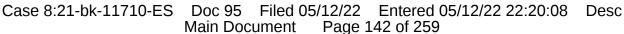
 Period End Date:
 02/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$			

Account Transaction Activity







Summary of Fees

Fees for Current Statement	Year-To-Date Fees
\$	\$

Privacy Notice - Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has not changed and you may review our policy and practices with respect to your personal information at www.bankofamerica.com/prepaidprivacynotice or we will mail you a free copy upon request if you call us at (855) 333-4896 (English), (855) 355-5057 (Spanish).

CARDHOLDERS WHO RECEIVE MONTHLY ACCOUNT STATEMENTS BY MAIL

In Case of Errors or Questions About Your Electronic Transfers:

Telephone us at (866) 692-9374, (866) 656-5913 TTY, or (423) 262-1650 (Collect when calling outside the U.S.), or write to us at Bank of America, P.O. Box 8488, Gray, TN 37615-8488.

Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared:

- 1. Tell us your name and Account number.
- 2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- 3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your Account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

CARDHOLDERS WHO DO NOT RECEIVE MONTHLY ACCOUNT STATEMENTS BY MAIL

In Case of Errors or Questions About Your Electronic Transfers:

Telephone us at (866) 692-9374, (866) 656-5913 TTY, or (423) 262-1650 (Collect when calling outside the U.S.), or write to us at Bank of America, P.O. Box 8488, Gray, TN 37615-8488.

Call or write us as soon as you can if you think in your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after the earlier of the date you electronically access your Account, if the error could be viewed in your electronic history, or the date we sent the FIRST written history on which the error appeared; but in any event you must report the error no more than 120 days after the transaction allegedly in error was credited or debited to your Account:



Bank Of America, N. A.

101 South Tryon Street

Charlotte, North Carolina 28255

Statement for March 12, 2021

EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN SPC 376 HUNTINGTON BH, CA 92649-0000 Customer Service:

866-692-9374

Card Number:

**** **** 7357

Period Start Date: Period End Date: 02/13/2021 03/12/2021

Summary of Transactions

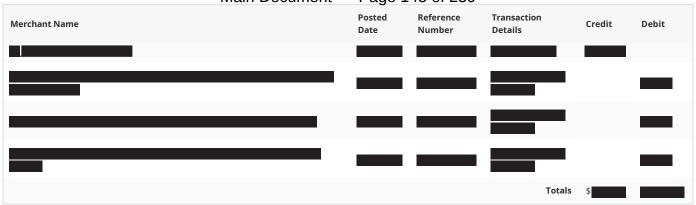
Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$			

Account Transaction Activity

Merchant Name	Posted Date	Reference Number	Transaction Details	Credit	Debit

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Page 144 of 259 Main Document Posted Reference Transaction Merchant Name Debit Credit Date Number Details DEPT OF HOUSING/COMMUNITY 916-3239252, California 95833 United States of Purchase of Goods 02/18/2021 104925640490 \$ -81.00 America or Services

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Main Document Page 145 of 259



Summary of Fees

Fees for Current Statement	Year-To-Date Fees
\$	\$

Privacy Notice - Federal law requires us to tell you how we collect, share, and protect your personal information. Our privacy policy has not changed and you may review our policy and practices with respect to your personal information at www.bankofamerica.com/prepaidprivacynotice or we will mail you a free copy upon request if you call us at (855) 333-4896 (English), (855) 355-5057 (Spanish).

CARDHOLDERS WHO RECEIVE MONTHLY ACCOUNT STATEMENTS BY MAIL

In Case of Errors or Ouestions About Your Electronic Transfers:

Telephone us at (866) 692-9374, (866) 656-5913 TTY, or (423) 262-1650 (Collect when calling outside the U.S.), or write to us at Bank of America, P.O. Box 8488, Gray, TN 37615-8488.

Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared:

- 1. Tell us your name and Account number.
- 2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- 3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your Account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

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- 1. Tell us your name and Account number.
- 2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
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eCommunications

You may request that rather than receiving your monthly Account statement or notices by mail, you can review them on this website. Monthly Account statements posted to this website will be available for at least 12 months.

You can withdraw this request to not receive your monthly Account statement or notices by mail by calling us at (866) 692-9374. You may also obtain copies of your statements by calling us at (866) 692-9374. A fee may apply for copies.



Statement for April 12, 2021

EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN #376

HUNTINGTON BCH, CA 92649-2288

Customer Service:

866-692-9374

Card Number:

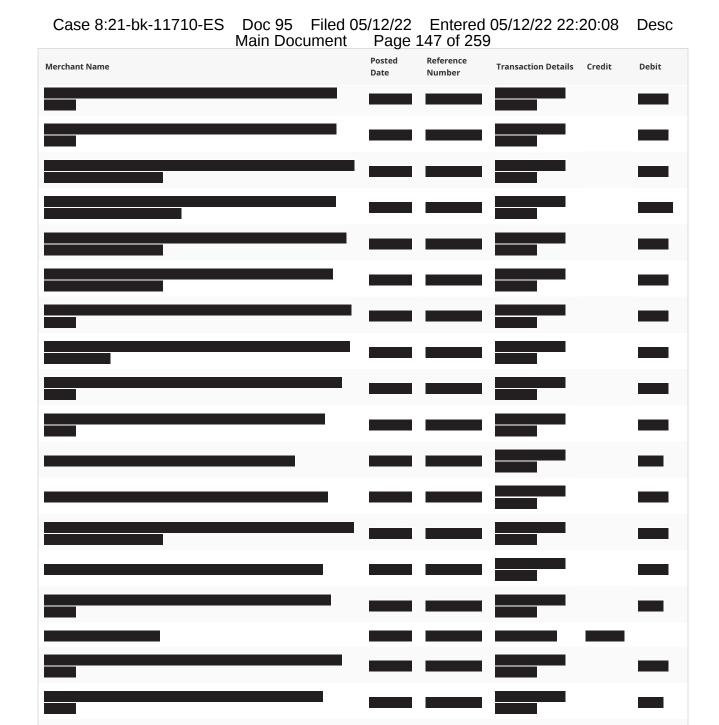
**** **** 7357

Period Start Date: Period End Date: 03/13/2021 04/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$			





Summary of Fees



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CARDHOLDERS WHO RECEIVE MONTHLY ACCOUNT STATEMENTS BY MAIL

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Totals



Statement for May 12, 2021

EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN SPC 376 HUNTINGTON BH, CA 92649-0000 Customer Service:

866-692-9374

Card Number:

**** **** 7357 04/13/2021

Period Start Date: Period End Date:

05/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$			



Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Main Document Page 149 of 259



Summary of Fees

Fees for Current Statement	Year-To-Date Fees
\$	\$

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CARDHOLDERS WHO DO NOT RECEIVE MONTHLY ACCOUNT STATEMENTS BY MAIL

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eCommunications

You may request that rather than receiving your monthly Account statement or notices by mail, you can review them on this website. Monthly Account statements posted to this website will be available for at least 12 months.

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Statement for June 12, 2021

EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN SPC 376 HUNTINGTON BH, CA 92649-0000 Customer Service:
Card Number:
Period Start Date:

866-692-9374 **** **** 7357

 Period Start Date:
 05/13/2021

 Period End Date:
 06/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$			\$

Merchant Name	Posted Date	Reference Number	Transaction Details	Credit	Debit
ALBERTSONS #080 ALBERTSONS #080 HUNTINGTON BE, California 92649 United					
			_		

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Page 151 of 259 Main Document Posted Reference Merchant Name Transaction Details Debit Date Number

Summary of Fees

Fees for Current Statement	Year-To-Date Fees
\$	\$



Statement for July 12, 2021

EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN SPC 376 HUNTINGTON BH, CA 92649-0000 Customer Service:

866-692-9374

Card Number:

**** **** 7357

Period Start Date:

06/13/2021

Period End Date:

07/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$	\$	\$ -	\$

erchant Name	Posted Date	Reference Number	Transaction Details	Credit	Debit
			_		
_					

Summary of Fees

Fees for Current Statement	Year-To-Date Fees
\$	\$

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Statement for August 12, 2021

EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN SPC 376 HUNTINGTON BH, CA 92649-0000 Customer Service:
Card Number:
Period Start Date:

**** **** 7357 07/13/2021

866-692-9374

Period End Date: 08/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$	\$	\$	\$

Merchant Name	Posted Date	Reference Number	Transaction Details	Credit	Debit
DEPT OF HOUSING/COMMUNITY 916-3239252, California 95833 United States of America	08/11/2021	122320642230	Purchase of Goods or Services		\$ -81.00
DEPT OF HOUSING/COMMUNITY 916-3239252, California 95833 United States of America	08/05/2021	121725642170	Purchase of Goods or Services		\$ -35.00

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Page 155 of 259 Main Document Posted Transaction Reference **Merchant Name** Credit Debit Date Number Details DEPT OF HOUSING/COMMUNITY 916-3239252, California 95833 United States of Purchase of Goods 07/28/2021 120921642090 \$ -35.00 or Services America DEPT OF HOUSING/COMMUNITY 916-3239252, California 95833 United States of Purchase of Goods 07/27/2021 120826642080 \$ -35.00 or Services America DEPT OF HOUSING/COMMUNITY 916-3239252, California 95833 United States of Purchase of Goods 07/27/2021 120825642080 \$ -35.00 America or Services DEPT OF HOUSING/COMMUNITY 916-3239252, California 95833 United States of Purchase of Goods 07/27/2021 120827642080 \$ -35.00 America or Services

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Main Document Page 156 of 259



Summary of Fees

Fees for Current Statement	Year-To-Date Fees
\$	\$

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EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN 16222 MONTEREY LN SPC 376 HUNTINGTON BH, CA 92649-0000 Customer Service: Card Number: 866-692-9374 **** **** 7357

 Period Start Date:
 08/13/2021

 Period End Date:
 09/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$	\$	9	\$

Merchant Name	Posted Date	Reference Number	Transaction Details	Credit	Debit

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Main Document Page 158 of 259



Summary of Fees

Fees for Current Statement	Year-To-Date Fees
\$	Ş

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EDD Debit Card

Forward Service Requested

JAMIE L GALLIAN

16222 MONTEREY LN SPC 376 HUNTINGTON BH, CA 92649-0000 Customer Service: Card Number: Period Start Date: 866-692-9374 **** **** 7357

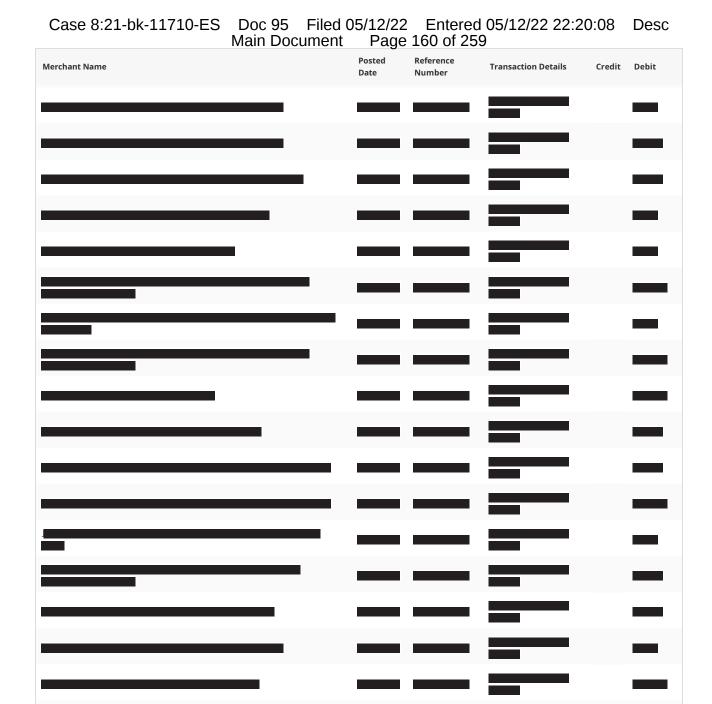
 Period Start Date:
 09/13/2021

 Period End Date:
 10/12/2021

Summary of Transactions

Previous Balance	(+) Credits and Adjustments	(-) Purchases and Adjustments	New Balance
\$	\$	\$	\$

Merchant Name	Posted Date	Reference Number	Transaction Details	Credit Debit
				_
			EVUIDIT 16	



Summary of Fees

Fees for Current Statement	Year-To-Date Fees
	\$

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EXHIBIT 17

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS



Title Search

Date Printed: Jun 7, 2021

Decal #: Use Code: SFD

Manufacturer: SKYLINE HOMES INC Original Price Code: BVH

Tradename: CUSTOM VILLA Rating Year:

Model: Tax Type: LPT

Manufactured Date: 05/29/2014 Last ILT Amount:

Registration Exp: Date ILT Fees Paid:

First Sold On: 07/28/2014 ILT Exemption: NONE

 Serial Number
 HUD Label / Insignia
 Length
 Width

 AC7V710394GA
 PFS1130282
 60'
 15' 2"

 AC7V710394GB
 PFS1130281
 56'
 15' 2"

Registered Owner:

J-SANDCASTLE CO LLC

16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Last Title Date: 02/24/2021 **Last Reg Card:** 02/24/2021

Sale/Transfer Info: Price \$175,000.00 Transferred on 11/01/2018

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

Legal Owner:

RONALD J PIERPONT

JPAD LLC

Tenants in Common Or

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Lien Perfected On: 08/20/20 11:58:00

Title Searches:

JANINE JASSO PO BOX 370161 EL PASO, TX 79937

Title File No: LBM1081

END OF TITLE SEARCH

EXHIBIT 18

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF CODES AND STANDARDS



Title Search

Date Printed: Aug 10, 2021

Decal #: Use Code: SFD

Manufacturer: SKYLINE HOMES INC Original Price Code: BVH

Tradename: CUSTOM VILLA Rating Year:

Model: Tax Type: LPT

Manufactured Date: 05/29/2014 Last ILT Amount:

Registration Exp: Date ILT Fees Paid:

First Sold On: 07/28/2014 ILT Exemption: NONE

 Serial Number
 HUD Label / Insignia
 Length
 Width

 AC7V710394GA
 PFS1130282
 60'
 15' 2"

 AC7V710394GB
 PFS1130281
 56'
 15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Last Title Date: 08/03/2021 **Last Reg Card:** 08/03/2021

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs County: ORANGE

Title Searches:

JANINE JASSO PO BOX 370161 EL PASO, TX 79937

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

HOUSER BROS. CO.

16222 MONTEREY LN OFC HUNTINGTON BEACH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

END OF TITLE SEARCH

Page Number:2

EXHIBIT 19

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



DIVISION OF CODES AND STANDARDS

Title Search

Date Printed: Sep 21, 2021

LBM1081 Decal #: Use Code: SFD

Manufacturer: Original Price Code: SKYLINE HOMES INC **BVH**

Tradename: Rating Year: **CUSTOM VILLA**

Model: Tax Type: LPT

Manufactured Date: 05/29/2014 Last ILT Amount:

Date ILT Fees Paid: Registration Exp:

First Sold On: ILT Exemption: 07/28/2014 **NONE**

Serial Number HUD Label / Insignia Length Width AC7V710394GA 60' 15' 2" PFS1130282 AC7V710394GB PFS1130281 56' 15' 2"

Registered Owner:

JAMIE LYNN GALLIAN

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649**

Last Title Date: 08/12/2021 Last Reg Card: 08/12/2021

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376 **HUNTINGTON BEACH, CA 92649**

Situs County: ORANGE

Legal Owner:

J-PAD LLC

21742 ANZA AVE TORRANCE, CA 90503

Lien Perfected On: 01/14/19 15:22:00

Title Searches:

JANINE JASSO PO BOX 370161 **EL PASO, TX 79937**

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081 HOUSER BROS. CO.

16222 MONTEREY LN OFC HUNTINGTON BEACH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN

16222 MONTEREY LANE SPACE 376

HUNTINGTN BCH, CA 92649

Title File No: LBM1081

END OF TITLE SEARCH

Page Number:2

EXHIBIT 20



DTN:

12153896

Decal:

LBM1081

Unit ID:

252606085

Trans Type:

L/O Assignment

Trans Date:

02/01/2021

Trade Name:

CUSTOM VILLA

Serial #:

AC7V710394GA, AC7V710394GB

Insignia#

PFS1130281, PFS1130282

Status Date:

02/23/2021

User Name:

SHAH, KIRAN

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	f.	DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Jan 19, 2019	

Addressee

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 10670236

01192019 - 2

CORY

SECTION A - SMOKE DETECTOR AND WATER HEATER SEISMIC BRACING CERTIFICATION California Health and Safety Code (HSC) Sections 18029.6 and 18031.7 require that on the date of transfer of title all used manufactured homes, used mobilehomes, and used multifamily manufactured homes: 1) be equipped with an operable smoke detector in each room designed for sleeping, and 2) all fuel-gas-burning water heater appliances be seismically braced, anchored, or strapped pursuant to existing codes. A declaration may be signed within 45 days prior to the date of transfer of title stating that these requirements have been met. I/We further agree to indemnify and save harmless the Director of the State of California, Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the unit in California or from issuance of a California Certificate of Title covering the same. I/We certify under negative of perjury under the lays of the State of California that the foregoing is true and correct. SECTION B - RELEASING SIGNATURES anature of Registered Owner elease Retain **Assign Interest** Twater of Record (it any) sign and check appropriate box mplete New Legal Owner Below) If Assign Interest is check - NEW OWNER INFORMATION NEW REGISTERED OWNER - Please Print of Type Clearly New Registered Owners Name New Registered Owners Name New Registered Owners Name New Registered Owners Name If more than one New Owner going onto title, pleasi check the appropriate Co-owner term box. ☐ Joint Tenants with Right of Survivorship ** ☐ Tenants In Common OR Trust/Trustee(s) 10 If this has a checked-Complete HCD 476.6B1 ☐ Tenants In Common AND Community Property Community Property with Right of Survivorship Mailing Address of New Registered Owner City/State Zip Code Actual Location Address of Unit City/State Zip Code Purchase Price or check box if Gift າວາງາວ or Transfer Date Signature of New Registered Owners OWNER - Please Print or Type Clearly New Legal Owners Name New Legal Owners Name priate Co-owner term box below. * Trust/Trustee(s) (* If this box is checked-Complete HCD 476.6B) Joint Tenants with Right of Survivorship ☐ Tenants In Common OR Tenants In Common AND ☐ Community Property Community Property with Right of Survivorship NEW JUNIOR LIENHOLDER - Please Print or Type Clearly 10a. New Junior Lienholder Name New Junior Lienholder Name Mailing Address of New Junior Lienholder Zip Code SECTION D - RELEASE OF DEALERS Signature of Selling Dealer Print Dealers Name and Dealer Number

EXHIBIT 20, PAGE 151

OSP 09 112819

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DO 1 05/2	VI 9/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	We 22,3 25,0	83	Length 56' 60'	Width 15' 2" 15' 2"	Issued Jan 19, 2019		

Addressee

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649



Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE UNIT DESCRIBED ABOVE. PLEASE KEEP THIS CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE DATE INDICATED ABOVE IN THE BOX LABELED "Exp. Date". THERE ARE SUBSTANTIAL PENALTIES FOR DELINQUENCY. IF YOU DO NOT RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS PRIOR TO THE EXPIRATION DATE, CONTACT H.C.D. FOR RENEWAL INSTRUCTIONS.

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 10670236

01192019 - 1

STATE OF CALIFORNIA BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM



STATEMENT OF FACTS

	Home / Mobilehome Commei	rcial Modular 🔲 Floating Home 🔲 Truck Camper
Decal (License) No.(s):	Trade Name:	Serial No.(s):
LBM (081		
I/We, the undersigned, here	by state:	
The original pap	perwork to add legal o	wher was lost in the
mail. Customer sen	t photocopies of the o	application Representative
for J- Smudaactle COL	LC. Jamie Gallian st	ates the Legal owner is
		h same addriss: 16222 Montarey In # 3 Huntayton Beach CA 92
		irector of the Department of Housing and quent purchasers of said unit, for any loss
they may suffer resulting fro of a California Certificate of	m registration of the above-de Title covering the same.	scribed unit in California, or from issuance
they may suffer resulting fro of a California Certificate of	om registration of the above-de Title covering the same. If perjury that the foregoing is tr	scribed unit in California, or from issuance ue and correct.
they may suffer resulting fro of a California Certificate of	om registration of the above-de Title covering the same. If perjury that the foregoing is tr	scribed unit in California, or from issuance ue and correct.
they may suffer resulting fro of a California Certificate of	m registration of the above-deritle covering the same. If perjury that the foregoing is tracked at \(\sum_{\text{city}} \)	scribed unit in California, or from issuance ue and correct.
they may suffer resulting fro of a California Certificate of I/We certify under penalty of Executed on Date	registration of the above-deritle covering the same. If perjury that the foregoing is trace at Sarva City Printed I	scribed unit in California, or from issuance ue and correct. murto,
they may suffer resulting fro of a California Certificate of I/We certify under penalty of Executed on Date Signature(s):	registration of the above-deritle covering the same. If perjury that the foregoing is trace at Sarva City Printed I	scribed unit in California, or from issuance ue and correct.
they may suffer resulting fro of a California Certificate of I/We certify under penalty of Executed on Date Signature(s):	registration of the above-deritle covering the same. If perjury that the foregoing is trace at Sarva City Printed I	scribed unit in California, or from issuance ue and correct.
they may suffer resulting fro of a California Certificate of I/We certify under penalty of Executed on Date Signature(s):	registration of the above-deritle covering the same. If perjury that the foregoing is trace. The same of perjury that the foregoing is trace. The same of perjury that the foregoing is trace. The same of perjury that the foregoing is trace. The same of perjury that the foregoing is trace. The same of perjury that the foregoing is trace. The same of perjury that the foregoing is trace. The same of perjury that the foregoing is trace. The same of perjury that the foregoing is trace. The same of perjury that the foregoing is trace.	scribed unit in California, or from issuance ue and correct.
they may suffer resulting fro of a California Certificate of I/We certify under penalty of Executed on Date Signature(s):	registration of the above-deritle covering the same. If perjury that the foregoing is trace at the same at the sa	scribed unit in California, or from issuance ue and correct.

STATE OF CALIFORNIA BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM



STATEMENT TO ENCUMBER

SECTION'I.	DESCRIPTION OF UNIT
This unit is a (ch	
	e, Mobilehome, Multifamily Manufactured Home Commercial Modular Truck Camper Floating Home
The Decal (Licer	se) Number(s) is: LBM1081
The Trade Name	is: SKYLINE HOMES CUSTOM VILLA
The Serial Numb	er(s) is:AC7V710394GB/GA
SECTION II.	LEGAL OWNER INFORMATION
I/We are releasing	legal owner interest in the above-described unit to encumber the title (record a lien) in
idvoi oi.	Ronald J. Pierpont, Member J Pad.LLC
	MONTEREY LN. #376 HUNTINGTON BEACH, CA 92649 Address or P.O. Box City State Zip
SECTION III.	CERTIFICATION
I/We certify unde	penalty of perjury under the laws of the State of California that the foregoing is true and
correct.	penalty of perjury under the laws of the State of California that the foregoing is true and
I/We certify undecorrect. Executed on8/	penalty of perjury under the laws of the State of California that the foregoing is true and
Executed on8/	penalty of perjury under the laws of the State of California that the foregoing is true and 0/2020 at HUNTINGTON BEACH, CALIFORNIA
Executed on8/	penalty of perjury under the laws of the State of California that the foregoing is true and 0/2020
Executed on8/	penalty of perjury under the laws of the State of California that the foregoing is true and 0/2020
Executed on _8/	penalty of perjury under the laws of the State of California that the foregoing is true and 0/2020

HCD 484.7 (Rev. 11/14)



This unit is a: WManufactured	d Home / Mobilehome	Commercial Modular	☐ Floating Home ☐ Truck Camper
Decal (License) No.(s):	Trade Name:		Serial No.(s):
LBM 1081	Custom	Villa	AC7V7103946B AC7V7103946A
I/We, the undersigned, here	by state:		
J-Sandones	LE Wishe	8 to dis	regard for me
Statement	to Encles	mber/Li	regard former
for favor	of NEW	1) / cgaf o	owner J-PAdLL ewlegal owne
RONALD J. 1	Pier pont	The N-	ew legal owne
15 J-PAGLL	-C, RONAK	KS Pier pa	it, Manbar,
they may suffer resulting fro of a California Certificate of	State of California, and m registration of the a Title covering the same	I subsequent purcha bove-described unit i e.	e Department of Housing and sers of said unit, for any loss n California, or from issuance
I/We certify under penalty of			
Executed on 120/20	20 at Hun	tington Bi	eseh, <u>Ca</u>
Signature(s):	1	Printed name(s):	
Sandcastie Co	LIC .	J-Sandcas	Stle COLLC
By January — JAMIEL.	Killen		
<u> </u>	0-5111410		
Address 16222 /	40nterey	Ln #376	
City Huntingto			
HCD RT 476.6 (Rev. 07/16)			
	•		



This unit is a: 🔃 Manufactured I		an medale. Distance and mostle El manual entire
Decal (License) No.(s):	Trade Name:	Serial No.(s):
LBM 1081	SKYLINE HOMES	AC7V710394GB/GA
/We, the undersigned, hereb	y state: J-Sand Cd	iste Co LLC
made essors		
the only cha	nge to the a	rtiflate of Sittle
6 the addition	x of two nan	ner as Legal
when as is	noticated on the	Statement &
Encumber date	10 8/20/2020.	the Glad Corner of t
g noumber date be added A	10 8/20/2020. \ the Certificall D	The Regal Done I I Sittle se Steven D. G.
We further agree to indemr Community Development, Siney may suffer resulting from	nify and save harmless the Dirate of California, and subsequent registration of the above-des	Alga (MML) A Steven D. GA BLIAN J. GAH rector of the Department of Housing and the purchasers of said unit, for any loss cribed unit in California, or from issuance
We further agree to indemr Community Development, St hey may suffer resulting from of a California Certificate of T	nify and save harmless the Dirate of California, and subsequent registration of the above-des	ent purchasers of said unit, for any loss cribed unit in California, or from issuance
We further agree to indemr Community Development, St hey may suffer resulting from of a California Certificate of T We certify under penalty of	hify and save harmless the Director of California, and subsequent registration of the above-describe covering the same.	ent purchasers of said unit, for any loss cribed unit in California, or from issuance e and correct.
We further agree to indemr Community Development, St hey may suffer resulting from of a California Certificate of To We certify under penalty of	All Cuttifued of high and save harmless the Direction of California, and subsequent registration of the above-destitle covering the same.	ent purchasers of said unit, for any loss cribed unit in California, or from issuance e and correct.
We further agree to indemr Community Development, St hey may suffer resulting from of a California Certificate of T We certify under penalty of Executed on O8/20/2020	at HUNTINGTON BEA	eent purchasers of said unit, for any loss cribed unit in California, or from issuance e and correct. CH CA State
We further agree to indemr Community Development, St hey may suffer resulting from of a California Certificate of T We certify under penalty of executed on 08/20/2020	nify and save harmless the Directed of California, and subsequent registration of the above-describle covering the same. Perjury that the foregoing is true at HUNTINGTON BEA City Printed n	eent purchasers of said unit, for any loss cribed unit in California, or from issuance e and correct. CH CA State
We further agree to indemr Community Development, St hey may suffer resulting from if a California Certificate of T We certify under penalty of executed on 08/20/2020	nify and save harmless the Directed of California, and subsequent registration of the above-describle covering the same. Perjury that the foregoing is true at HUNTINGTON BEA City Printed n	eent purchasers of said unit, for any loss cribed unit in California, or from issuance e and correct. CH CA State ame(s):
We further agree to indemr Community Development, St ney may suffer resulting from if a California Certificate of T We certify under penalty of executed on 08/20/2020	nify and save harmless the Directed of California, and subsequent registration of the above-describle covering the same. Perjury that the foregoing is true at HUNTINGTON BEA City Printed n	eent purchasers of said unit, for any loss cribed unit in California, or from issuance e and correct. CH CA State ame(s):
We further agree to indemr Community Development, St hey may suffer resulting from if a California Certificate of T We certify under penalty of executed on 08/20/2020	nify and save harmless the Directed of California, and subsequent registration of the above-destritle covering the same. Perjury that the foregoing is true at HUNTINGTON BEA City Printed IN J-SANDCA	eent purchasers of said unit, for any loss cribed unit in California, or from issuance e and correct. CH CA State ame(s):

COPY

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



STATEMENT TO ENCUMBER

	Mobilehome, Multifamily Number(s) is:LE SKYLINE HOME s) is:AC7V71039 LEGAL OWNER II	BM1081 ES CUSTO B4GB/GA NFORMAT In the above	M VILLA ION re-described un	rcial Modular	
The Decal (License) The Trade Name is: The Serial Number(s SECTION II. I/We are releasing le	Number(s) is:LE SKYLINE HOME s)'is:AC7V71039 LEGAL OWNER II	BM1081 ES CUSTO B4GB/GA NFORMAT In the above	M VILLA ION re-described un		
The Decal (License) The Trade Name is: The Serial Number(s SECTION II. I/We are releasing le	Number(s) is:LE SKYLINE HOME s)'is:AC7V71039 LEGAL OWNER II	BM1081 ES CUSTO B4GB/GA NFORMAT In the above	M VILLA ION re-described un		
The Trade Name is: The Serial Number(s SECTION II. I/We are releasing to	SKYLINE HOME s) is: AC7V71039 LEGAL OWNER II egal owner interest	ES CUSTO 04GB/GA NFORMAT in the above	ION re-described un	it to encumber the tit	tle (record a lien) in
The Serial Number(s SECTION II. I/We are releasing le	s) is:AC7V71039 LEGAL OWNER II egal owner interest	NFORMAT	e-described un	it to encumber the tit	tle (record a lien) in
I/We are releasing to	egal owner interest	in the abov	e-described un	it to encumber the tit	tle (record a lien) in
				it to encumber the tit	tle (record a lien) in
	LIAN AND BR	IAN J. GAL	LIAN JOINT T		
STEVEN D GAL				ENANTS Right of Su	ırvivorship
		(Name o	f New Legal Owner)		
Address: 16222 M	ONTEREY LN. #37	76 HUNTIN	GTON BEACH	. CA 92649	State Zip
_	CERTIFICATION		Oily		State Zip
correct.	2020			of California that the	foregoing is true and
Executed on	Date at		City	State	
Signature of each re	gistered owner:		Printed n	ame of each register	red owner:
Janu XC	Selles M	UNUK	J-SANDCAS	TLE CO LLC JAMIE	L.GALLIAN, MEMBEF
			-		
Address:16222 M	MONTEREY LN #37	76 HUNTIN	GTON BEACH	, CA 92649	
Street Addres	ss or P. O. Box		City	State	Zip

HCD 484.7 (Rev. 11/14)



LIEN ASSIGNMENT

SECTION I.	DESCRIPTION	N OF UNIT				
This unit is a (check						
Manufactured Home,	Mobilehome, Multi	ifamily Manufactured H	ome Commercial Mo	odular 🔲 Truck Ca	mper Floa	ting Home
The Decal (License	Number(s) is	: LBM 1081				
The Trade Name is:	SKYLINE HO	DMES CUSTOM V	LLA			
The Serial Number(s) is: _AC7V71	0394GB/GA				
SECTION II.	NAME AND A	DDRESS OF PAR	TY ASSIGNING LIEN	N (ASSIGNOR)		
Name of Assignor:	I-SANDCASTL	E CO LLC, JAMIE	L. GALLIAN, MEMBI	ER	·	
Mailing Address of A	Assignor: <u>162</u>	22 Monterey Ln. # Street Address or P.O. E	376 Huntington Beac	ch CA 92649 City	State	Zip
SECTION III.	DEBTOR(S) N	AME AND ADDRE	SS			
Name of Debtor(s):	J-SANDCAS	TLE CO LLC , JA	MIE L. GALLIAN, N	MEMBER		
Mailing Address of I	Debtor(s): 16	222 MONTEREY Street Address or P.O. E				
Location Address: _	16222 MONTI	EREY LN. #376 H		City CH, CA 92649 Count	State v Sta	ZIp
SECTION IV.	NAME AND A	DDRESS OF PAR	TY TO WHICH LIEN			
Name of Assignee:						
Mailing Address of A	Assignee: 16	222 MONTEREY	LN. #376 HUNTING	GTON BEACH,	CA 92649	
SECTION V		reet Address or P.O. Box		City	State	Zip
SECTION V.	ASSIGNOR'S	CERTIFICATION				
I/We the assignor conforegoing is true and been transferred to	correct that r	my/our lien in the				as
Executed on 8/20/2 Date Signature of Authoric		at HUNTIN	NGTON BEACH, CA	Α	State	
		The state of the s	Comore			

HCD 485.1 (Rev. 12/14)

ACKNOWLEDGMENT

A notary public or other officer completing to certificate verifies only the identity of the ind who signed the document to which this certi- attached, and not the truthfulness, accuracy validity of that document.	ividual ficate is
State of California County of ORANGE	_)
On AUG,28,2020 before me	ALEX MAJDPOUR NOTARY PUBLIC
	(insert name and title of the officer)
personally appeared JAMIE LYNN GALLIA	N ,
who proved to me on the basis of satisfactory subscribed to the within instrument and ackno	evidence to be the person(s) whose name(s) is/are wiedged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under paragraph is true and correct.	the laws of the State of California that the foregoing
WITNESS my hand and official seal.	ALEX MAJEROVA Notice Funite - Cettronia Grange County Commission # 17 20005 Commission # 17 20005
Signature M///	(Seal)

EXHIBIT 21



DTN: 12313525

Decal: LBM1081

Unit ID: 252606085

Trans Type: R/O Transfer - No Sale

Trans Date: 07/14/2021

Trade Name: CUSTOM VILLA

Serial #: AC7V710394GA, AC7V710394GB

Insignia # PFS1130281, PFS1130282

Status Date: 08/02/2021 User Name: SHAH, KIRAN

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE



Manufactured Home

CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Label/Insignia Number	Weight	Length	Width	Issued	
PFS1130281	22,383	56'	15' 2"	Feb 24, 2021	
PFS1130282	25,068	60'	15' 2"	1	
	Label/Insignia Number PFS1130281	Label/Insignia Number Weight PFS1130281 22,383	Label/Insignia Number Weight Length PFS1130281 22,383 56'	Label/Insignia Number Weight Length Width	Label/Insignia Number Weight Length Width Issued

Addressee

RONALD J PIERPONT 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

JUL 14 2021

LBM1081

Decal:

Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT JPAD LLC Tenants in Common Or 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Lien Perfected On:

08/20/20 11:58:00

12313525

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896 02242021 - 2

CECTION A. CMOVE DETECTOD AND WATER HEATER	GEIGNIG DD I GING GODDWING I DIA	
SECTION A - SMOKE DETECTOR AND WATER HEATER		
California Health and Safety Code (HSC) Sections 18029.6 and 18031.7 require and used multifamily manufactured homes: 1) be equipped with an operable so heater appliances be seismically braced, anchored, or strapped pursuant to existing that these requirements have been met.	noke detector in each room designed for sleeping, an ng codes. A declaration may be signed within 45 day	nd 2) all fuel-gas-burning water s prior to the date of transfer of
I/We further agree to indemnify and save harmless the Director of the State of purchasers of said unit, for any loss they may suffer resulting from registration of same. I/We certify under penalty of perjury under the laws of the State of Califor Executed on	the unit in California or from issuance of a California nia that the foregoing is true and correct.	Development, and subsequent Certificate of Title covering the
CIV	State	
MILLO SULLIN ILB HUIDEL J.	SANOCASTIC COLLC	
// Signature	Printed Name	
SECTION B - RELEASING SIGNATURES		
	10	
1a. J-Susceptible Collection Releasing Signature of Registered Owner	Date of Release	2/25/2021
1b.	Date of Release	
Releasing Signature of Registered Owner	Date of Release	
research of Registered Owner		
2.	🕱 Release 🔲 Retain *	Assign Interest
Legal Owner of Record (if any) sign and check appropriate box	(* If Assign Interest is checked -	Complete New Legal Owner Below)
SECTION C - NEW OWNER INFORMATION		
NEW REGISTERED OWNE	R - Please Print or Type Clearly	
Lauria Lunial Pallinel	TC	<i>n</i> _
3a. JAMIC LYNN GAITHN	3c. JOHNOCHSULCOLL	
New Registered Owners Name	New Registered Owners Name	
	2.	
3b. O SHIVDLASCIC (D FFC	3d	
New Registered Owners Name	New Registered Owners Name	
If more than one New Owner going onto title,	please check the appropriate Co-owner term box.	
☐ Joint Tenants with Right of Survivorship ☐ Tenants In Comm		
	(* If this box is checked-Complete HCD	476.6B)
▼ Tenants In Common AND □ Community Prope	erty	ght of Survivorship
4 16222 Ninteress LA #376	Huntington Brank.	Ph 926112
Mailing Address of New Registered Owner	Civilities 10 11 CO CI 176	1 10049
5 1/222 Markery to #376	City/State	Zip Code
5. 10dd MUNICRY FA - SIC	HUNTINGTON DEACH, CA	92649
Actual Location Address of Unit	City/State	Zip Code
6 4 5/	25/2001	•
o	15/2021 0	Sellen. To ment
Purchase Price or check box if Gift-	or Transfer Date Musum	Callen, Wolland
a () And Line ((Millian)	- 10/ The mark const	La RALLE
/a	/c. / J.	CLOTTE
Signature of New Registered Owners	Signature of New Registered Own	ers
76. J. H. HUHSCHOW THE CHILLON YOUR P	المالان	
Signature of New Registered Owner	Signature of New Registered Own	ers
NEW LEGAL OWNER -	Please Print or Type Clearly	
The 110		
8a. THUIFFC	8b	
New Legal Owners Name	New Legal Owners Name	
	ease check the appropriate Co-owner term box below.	
☐ Joint Tenants with Right of Survivorship ☐ Tenants In Comm		44.40
	(* If this box is checked-Complete HCD	4/b.oB)
☐ Tenants In Common AND ☐ Community Prope	rty 🚨 Community Property with Ri	ght of Survivorship
11.120 Man Land Hom	110.41 4 1	6
9. 16222 Montary Ln#376	HUNHINGTON BUACH, G	12649
Mailing Address of New Legal Owner	City/State	Zip Code
NEW JUNIOR LIENHOLDS	CR - Please Print or Type Clearly	
10a	· 10b	
New Junior Lienholder Name	New Junior Lienholder Name	
11.		•
Mailing Address of New Junior Lienholder	City/State	Zip Code
SECTION D - RELEASE OF DEALERS		
DECITOR D - REDEADE OF DEADERS		<u> </u>

12. Signature of Selling Dealer

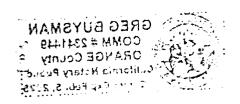
Print Dealers Name and Dealer Number

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is

attached, and not the truthfulness, accuracy, or validity of that document. State of California County of Organs_Q On 2/25/2/ before me, Greg Bryshan, Nothing Purificer) personally appeared 59m/ Lynh Cosllian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/th/eir authorized capacity(ies), and that by his/her/th/eir signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. GREG BUYSMAN : COMM # 2341449 WITNESS my hand and official seal.

(Seal)



STÆE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGISTRATION CARD

Model

Manufactured Home

Trade Name

PFS1130281

PFS1130282

CUSTOM VILLA

Label/Insignia Number

OHIC				Dec	ai: L	BMII091
el		DO ! 05/2	M 9/2014	DFS 07/28/2014	RY	Exp. Date
Weight	Le	ngth	Width	Issued	•	
22,383	56	•	15' 2"	Feb 24, 2021		
25,068	60	,	15' 2"			
ı			ı	1		

Addressee

SKYLINE HOMES INC

Manufacturer ID/Name

90002

Serial Number

AC7V710394GB

AC7V710394GA

RONALD J PIERPONT 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649



Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT JPAD LLC Tenants in Common Or 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649 Lien Perfected On: 08/20/20 11:58:00

LEGAL OWNER COPY INFORMATION ONLY

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896

02242021 - 1

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGISTRATION CARD

Manufactured Home

			OIIIC			Dec	ai. L	DIATIOUI
Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Mod	el	DO 05/2	M 29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282		Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021		•

Addressee

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649



Decel. I DM1001

Registered Owner(s)

J-SANDCASTLE CO LLC 16222 MONTEREY LANE ROOM 376 HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT
JPAD LLC
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Lien Perfected On: 08/20/20 11:58:00

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE UNIT DESCRIBED ABOVE. PLEASE KEEP THIS CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE DATE INDICATED ABOVE IN THE BOX LABELED "Exp. Date". THERE ARE SUBSTANTIAL PENALTIES FOR DELINQUENCY. IF YOU DO NOT RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS PRIOR TO THE EXPIRATION DATE, CONTACT H.C.D. FOR RENEWAL INSTRUCTIONS.

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896

02242021 - 1



LIEN SATISFIED

SECTION	I. DESCRIPTION OF UNIT		
This unit i	s a:		,
Man	ufactured Home/Mobilehome Commercial Modula	ar Floating Home	Truck Camper
The Deca	(License) No.(s) of the unit is: LBM1081		
The Trade	Name of the unit is: CUSTOM VILLA		
The Seria	No.(s) of the unit is: <u>AC7V710394GB/AC7V710394G</u>	3A	
SECTION	II. DEBTOR(S) NAME(S)		
Name of I	Debtor(s): J-SANDCASTLE CO, LLC		·
SECTION	III. LIENHOLDER'S CERTIFICATION		
	certify that our/my lien in the name(s) of the debtor(een fully satisfied and has not been assigned to any o	• • •	t the described
I/We certif	y under penalty of perjury that the foregoing is true and	d correct.	
Print or Ty	pe Name of Legal Owner or Jr. Lienholder (Lender):		
J-PAD LI	C or RONALD J. PIERPONT		
	of Legal Owner, Jr. Lienholder (Lender) or their Autho	•	Taland
_ Cono	d J Kupm	Date	1912021
Address	****	GTON BEACH, CA	
	Street Address of P.O. Boy City	Ctoto	Zio



Decal (License) No.(s): LBM 1081	Trade Name: Skyline Custom Villa	Serial No.(s): AC7V710394GB/GA
We, the undersigned, h amie Lynn Gallian is the sole re	ereby state: egistered owner of 2014 home. J-Pad LLC or Robert Mo	cLelland is the Legal Owner.
Community Developmer hey may suffer resulting of a California Certificate	demnify and save harmless the Director on the state of California, and subsequent pure from registration of the above-described to the covering the same.	chasers of said unit, for any lo unit in California, or from issuan
Community Developmer hey may suffer resulting of a California Certificate We certify under penalt 25th of Fe	nt, State of California, and subsequent pur prom registration of the above-described use of Title covering the same. by of perjury that the foregoing is true and call bb. 2021 Huntington Beach,	chasers of said unit, for any lo unit in California, or from issuan
Community Developmer they may suffer resulting of a California Certificate We certify under penalt 25th of Fe	nt, State of California, and subsequent put from registration of the above-described use of Title covering the same. By of perjury that the foregoing is true and co	chasers of said unit, for any lo unit in California, or from issuan orrect.
Community Developmer hey may suffer resulting of a California Certificate We certify under penalt 25th of Ference Date	at, State of California, and subsequent put from registration of the above-described use of Title covering the same. By of perjury that the foregoing is true and ceb. 2021 Huntington Beach, at	rchasers of said unit, for any lo unit in California, or from issuan orrect. CA 92649 State
Community Developmer hey may suffer resulting of a California Certificate We certify under penalt 25th of Ference Date	nt, State of California, and subsequent pure from registration of the above-described use of Title covering the same. The same of the covering the same of the covering the same. The same of the covering the same of the covering that the foregoing is true and covering the covering that the same of the covering that the covering the covering that the covering the covering the covering that the covering that the covering the covering the covering that the covering the coveri	rchasers of said unit, for any lo unit in California, or from issuan orrect. CA 92649 State
Community Developmer they may suffer resulting of a California Certificate We certify under penalt 25th of Ference to the course on	at, State of California, and subsequent put from registration of the above-described use of Title covering the same. By of perjury that the foregoing is true and ceb. 2021 Huntington Beach, at	rchasers of said unit, for any lo unit in California, or from issuan orrect. CA 92649 State
Community Developmer hey may suffer resulting of a California Certificate. We certify under penalt 25th of Fee Executed on Date. Bignature(s):	at, State of California, and subsequent put from registration of the above-described use of Title covering the same. By of perjury that the foregoing is true and case at a second control of the covering the same. By of perjury that the foregoing is true and case at a second covering the covering the same. City Printed name(s): Jamie Lynn Galliar	rchasers of said unit, for any lo unit in California, or from issuan orrect. CA 92649 State
Community Developmer they may suffer resulting of a California Certificate We certify under penalt 25th of Ference Date	at, State of California, and subsequent put from registration of the above-described use of Title covering the same. By of perjury that the foregoing is true and ceb. 2021 Huntington Beach, at City Printed name(s): Jamie Lynn Galliar Venue	rchasers of said unit, for any lo unit in California, or from issuan orrect. CA 92649 State

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Organical

On 2/25/21 before me, 6-eg Brysma (5+7-1 DV MI). (insert name and title of the officer)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



The second secon	Home / Mobilehome	cial Modular 🔲 Floating Ho	me Truck Camper
Decal (License) No.(s):	Trade Name:	Serial No.(s)	:
LBM 1081			
and takure is no leg and was fold thurn we I'We further agree to indemr Community Development, Si	Gallian and She states sole registered owner. yal owner at this fine as no need to revise to interest and save harmless the Direction that of California, and subsequent registration of the above-des	rector of the Department uent purchasers of said u	of Housing and
I/We certify under penalty of	perjury that the foregoing is tru	ie and correct.	
- m/ac/a	Court	raniento,	
Executed on 7/28/24	atcity	,	CH State
Signature(s): Liture 11.	Crry Printed n		71 1
Signature(s):	Printed n	ame(s):	7 71

State of California **Department of Housing and Community Development** Division of Codes and Standards
Registration and Titling Program
P.O. Box 277820, Sacramento, CA 95827-7820
(800) 952-8356 www.hcd.ca.gov



MULTI-PURPOSE TRANSFER FORM

UNIT DESCRIPTION		
Decal (License) No.(s): LBM1081	Serial No.(s): AC7V710394GA; AV7V710394GA	
SMOKE DETECTOR AND	CARBON MONOXIDE CERTIFICATION	
above is equipped with a properly working, operable	ctured home, mobilehome, or multifamily manufactured home described smoke detector in accordance with California Health and Safety Code accordance to California Residential Code Section R315.	
V	☑ YES □ NO	
PARK	PURCHASE FEE EXEMPTION	
	factured home/mobilehome that is located on private property owned by \$5 Park Purchase Fund (PPF) fee (Health and Safety Code Section complete the following questions:	
	actured home/mobilehome? YES NO Ir manufactured home/mobilehome is located on? YES NO	
DESIGNA	TION OF CO-OWNER TERM	
We request the Department of Housing and Co described above with the following co-owner term:	mmunity Development to register our ownership interest in the unit (READ CAREFULLY AND CHECK ONE BOX.)	
party passes to the surviving joint tenant. Tittle. TENCOM AND (Tenants in Common with transfer his or her individual interest without tenant in common is required to transfer full TENCOM OR (Tenants in Common with the may transfer full ownership interest in the unin common. The signature of each tenant in COMPRO (Community Property): A unit mand wife. The signature of each spouse is recomposed to the signature of each spouse is recomposed to the surviving spouse with the property in the names of a husband and winterest passes to the surviving spouse with full interest in the unit or encumber the title. I/We further agree to indemnify and save harmless the Development, and subsequent purchasers of said unit, unit in California, or from, issuance of a California Certification.	may be registered as community property in the names of a husband equired to transfer full interest in the unit or encumber the title. Right of Survivorship): A unit may be registered as community ife. At the death of one spouse, the decedent's community property out administration. The signature of each spouse is required to transfer be Director of the State of California, Department of Housing and Community for any loss they may suffer resulting from registration of the above described	
Executed on State Signature at Signature at Signature	City JULY State J-SANDCASTLE CO LLC, JAMIE LYNN GALLIAN, Signature IT'S MEMBER	
Signature	Signature	
PHONE #: (714) 321-3449	E-MAIL ADDRESS: jamiegalian@ gmail.com	
HCD RT 476.6G Side 1 (Rev. 08/20)		

Decal (License) No.(s): LBM1081	Serial No.(s	AC7V710394GA; AC7V710394GA
DECLARATION OF INS	TALLATION OF WATER HE	ATER SEISMIC BRACING
I/We the undersigned hereby state that all fuel gas or multifamily manufactured housing described ab Health and Safety Code Section 18031.7 and Part SIGNATURE ON FRON	ove are seismically braced, a 5 of Title 24 of the California YES NO	anchored, or strapped in accordance with a Code of Regulations. Electric water heater is installed per manufacturer's instructions.
REASON FOR USE TAX AND/S	OR MOBILEHOME RECOVE	RY FUND FEE EXEMPTION
Check appropriate box(es):		
The above-described unit was a gift. All rights and valuable consideration.	I interest of ownership were tran	sferred without exchange or money or other
☑ The above-described unit has been acquired from:	J-SANDCASTLECO LLC, JAMIE LYN	
— CO OWNER	parents, spouse, grandpare	nt(s), grandchild, child, brother(s)*, sister(s)*
✓ The name of a CO-OWNER show relationship	is being 🔀 ADDED	DELETED to the record.
☐ The above-described unit was received as the resu	ult of an inheritance.	
☐ Transfer of the above-described unit is being made	e pursuant to a court order.	
☐ The transfer of the unit is being made to a revocal transfer does not result in any change in the benefitrust the property will revert wholly to the seller, a existing loan for which the tangible personal property.	eficial ownership of the property and (4) the only consideration for	, (3) the trust provides that upon revocation of the or the transfer is the assumption by the trust of an
*NOTE: A sale between brother(s) or sister(s) is	s subject to use tax unless bo NT SIDE IS CERTIFICATION	
	SIGNATION OF TRUST	VI OK I IIIO OZOII OK
I/We, the undersigned trustee(s), hereby state that the Trust is dated		placed into a trust. This Declaration of
In compliance with Section 18080.1(b) of the Californ above be registered as shown below. I/We acknowled unit will reflect the information as shown below.	iia Health and Safety Code, I/w dge that the Department's perm	re as trustee(s) hereby request the unit described anent title record and the titling documents for the
Print Name of the Trust.	This is how the name of the Trust v	vill appear on title.
I/We as trustee(s) agree(s) to notify and make a appropriately amend the permanent registration and described herein by submitting this form along with all	d titling record immediately un	on any change to the original trust agreement
I/We as trustee(s) further agree(s) to indemnify and sa Development, and subsequent purchasers of said unit unit in California and from issuance of a California Cer	, for any loss they may suffer re:	sulting from registration of the above described
I/We certify under penalty of perjury under the laws of	the State of California that the fo	pregoing is true and correct.
Executed onat	City	State
54.0	Oity	State
Trustee Signature(s):		
Street Address or P.O. Box	City	State

HCD RT 476.6G Side 2 (Rev. 08/20)



TAX CLEARANCE CERTIFICATE

COUNTY OF ORANGE

TOOK O	THE THE PARTY OF T
SERIAL NUMBER/HULL NUMBER AC7V710394GA, AC7V710394GB	DECAL NUMBERICF NUMBER
LOCATION OF HOME	ASSESSOR'S PARCEL'NUMBER
	891 569-62
J-SANDCASTLE CO LLC 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CR 92649	J-SANDCASTLE EÖLLE & JAMIE L. GALLIAN 16222 MONTEREY L. N. #376 HUNTINGTON BEACH GA 92649
Delinquent license fees Delinquent license fees Property taxes applicable to the home identified at A security deposit for payment of the property taxe No taxes due or bayable at this time. There may be a supplemental assessment not covered by the	s for the fiscal year 2021 2022
Executed on July 9, 2021 at Santa Ana. Treasurer-Tax Collector for Orange County, State of California.	AND PROPERTY OF THE PROPERTY O
Issued on July 9, 2021	
00400 0 5000 D 0 T 0 4	

§2189.8, 5832 R & T Code

TDL 10-01 (7-87)

EXHIBIT 22



DTN:

12339739

Decal:

LBM1081

Unit ID:

252606085

Trans Type:

L/O Addition

Trans Date:

08/10/2021

Trade Name:

CUSTOM VILLA

Serial #:

AC7V710394GA, AC7V710394GB

Insignia#

PFS1130281, PFS1130282

Status Date:

08/11/2021

User Name:

CRUZ, SYLVIA

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STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFICATE OF TITLE

Manufactured Home

Decal:

LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model .		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GÁ	Label/Insignia Number PFS 130281 PFS 1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 03, 2021	

Addressee

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Registered Owner(s)

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 2

12339139

	Main Do	cument Pag	<u>je 221 o</u>	f 259	
SE	CTION A - SMOKE DETECTOR AND WATE	R HEATER SEISMI	C BRACI	NG CERTIFICATION	-1
Cal and hea	ifornia Health and Safety Code (HSC) Sections 18029.6 and used multifamily manufactured homes: 1) be equipped with ter appliances be seismically braced, anchored, or strapped p stating that these requirements have been met.	18031.7 require that on the	date of transf	er of title all used manufactured ho	I fuel-gas-hurning water
pur	e further agree to indemnify and save harmless the Director chasers of said unit, for any loss they may suffer resulting from the I/We certify under penalty of perjury under the laws of the	n registration of the unit in (California or f	rom issuance of a California Certific	opment, and subsequencate of Title covering the
Exe	cuted onatCity		State		•
	Signature		Printec	l Name	
SE	CTION B - RELEASING SIGNATURES				
1a.				Date of Release	
	Releasing Signature of Registered Owner			•	
1b.	Releasing Signature of Registered Owner			Date of Release	
2	Legal Owner of Record (if any) sign and check approp	uriate boy	Release	□ Retain *□ As (* If Assign Interest is checked - Complete	ssign Interest
SE	CTION C - NEW OWNER INFORMATION	Trace box		(* II Assign Interest is checked - Complete	e New Legal Owner Below)
		ERED OWNER - Please	e Print or T	ype Clearly	
•					
3a.	New Registered Owners Name	3c.	New R	egistered Owners Name	
3h				ogistorse o minora manno	
50.	New Registered Owners Name			egistered Owners Name	
П		ner going onto title, please check nants In Common OR		Co-owner term box. ust/Trustee(s)	
_	Joint Tenants with Aight of Survivorsing	iants in Common OK	(*	If this box is checked-Complete HCD 476.6B)	
	Tenants In Common AND	mmunity Property	□ Co	mmunity Property with Right of	Survivorship
4.					
٠٠.	Mailing Address of New Registered Owner	City	y/State		Zip Code
5					
,	Actual Location Address of Unit	City	//State		Zip Code
6	Purchase Price or check box if Gift-□	Purchase Date or Transfer	Date	_	
_					
7a.	Signature of New Registered Owners	7c.		ure of New Registered Owners	
٠.	•		•	are or row regions of owners	
7Ь.	Signature of New Registered Owners	7d.	Signat	ure of New Registered Owners	
		L OWNER - Please Pr			
8a.		8b.			
	New Legal Owners Name		New L	egal Owners Name	
0		going onto title, please check the nants In Common OR	*□ Tr	-owner term box below. ust/Trustee(s) If this box is checked-Complete HCD 476.6B)	
	Tenants In Common AND	mmunity Property	□ Co	mmunity Property with Right of	Survivorship
9					
	Mailing Address of New Legal Owner		/State	Ol I	Zip Code
	VEM TOVIOŘ	LIENHOLDER - Please	e Print or T	ype Clearly	
102		101	b		
	New Junior Lienholder Name		New Ju	unior Lienholder Name	

Mailing Address of New Junior Lienholder

SECTION D - RELEASE OF DEALERS

Signature of Selling Dealer

OSP 20 149325

Zip Code

City/State

Print Dealers Name and Dealer Number

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGISTRATION CARD

Manufactured Home

Decal:	LBM ₁	081
--------	------------------	-----

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DO! 05/2	M 9/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Aug 03, 2021)	

Addressee

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649



Registered Owner(s)

JAMIE LYNN GALLIAN 16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376 HUNTINGTON BEACH, CA 92649

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE UNIT DESCRIBED ABOVE. PLEASE KEEP THIS CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE DATE INDICATED ABOVE IN THE BOX LABELED "Exp. Date". THERE ARE SUBSTANTIAL PENALTIES FOR DELINQUENCY. IF YOU DO NOT RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS PRIOR TO THE EXPIRATION DATE, CONTACT H.C.D. FOR RENEWAL INSTRUCTIONS.

IMPORTANT

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DTN: 12313525

08032021 - 1

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STATE OF CALIFORNIA BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM



STATEMENT OF FACTS

Decal (Lineana) No. (a)	Trada Nama	Covid No (a)
Decal (License) No.(s):	Trade Name:	Serial No.(s):
LBM1081	CUSTOM VILLA	AC7V710394GB/GA
I/We, the undersigned, her	reby state:	,
Jamie L. Gallian, say that	J-Pad, LLC is the Legal Owner a	and perfected their lien 1/14/2019.
the correct	Address for the l	Legal Owner - J-Pad LL c, CA 90503
21742 Anza	a Ave, Torrance	c, CA 90503
		rector of the Department of Housing and
Community Development, they may suffer resulting for of a California Certificate of	State of California, and subsequor rom registration of the above-des	uent purchasers of said unit, for any loss cribed unit in California, or from issuance
Community Development, they may suffer resulting for a California Certificate of a California Certificate of the certify under penalty	State of California, and subsequence rom registration of the above-des of Title covering the same. of perjury that the foregoing is true.	uent purchasers of said unit, for any loss cribed unit in California, or from issuance
Community Development, they may suffer resulting for of a California Certificate of	State of California, and subsequence rom registration of the above-des of Title covering the same.	uent purchasers of said unit, for any loss cribed unit in California, or from issuance and correct.
Community Development, they may suffer resulting for a California Certificate of a California Certificate of I/We certify under penalty Executed on 8/6/2021 Date Signature(s):	State of California, and subsequence registration of the above-destration of t	uent purchasers of said unit, for any loss cribed unit in California, or from issuance te and correct. CA State
Community Development, they may suffer resulting for a California Certificate of a California Certificate of a California Certificate of I/We certify under penalty Executed on 8/6/2021 Date Signature(s):	State of California, and subsequence rom registration of the above-desor Title covering the same. of perjury that the foregoing is true at Huntington Beach City	uent purchasers of said unit, for any loss cribed unit in California, or from issuance te and correct. CA State ame(s):
Community Development, they may suffer resulting for a California Certificate of a California Certificate of a California Certificate of I/We certify under penalty Executed on 8/6/2021 Date Signature(s):	State of California, and subsequence registration of the above-destration of t	uent purchasers of said unit, for any loss cribed unit in California, or from issuance te and correct. CA State ame(s):
Community Development, they may suffer resulting for a California Certificate of a California Certificate of a California Certificate of I/We certify under penalty Executed on 8/6/2021 Date Signature(s):	State of California, and subsequence registration of the above-destration of t	uent purchasers of said unit, for any loss cribed unit in California, or from issuance te and correct. CA State ame(s):

STATE OF CALIFORNIA BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF CODES AND STANDARDS REGISTRATION AND TITLING PROGRAM



STATEMENT TO ENCUMBER

SECTION I.	DESCRIPTION OF U	INIT		
This unit is a (ch	eck one):			
	me, Mobilehome, Multifamily Mar use) Number(s) is: LBN	nufactured Home $\ \square$ Commercial Mod $M1081$	lular Truck Car	nper Floating Home
The Trade Name	is: _SKYLINE HOMES	S-CUSTOM VILLA		
The Serial Numb	er(s) is: <u>AC7V710394C</u>	B; AC7V710394GA		
SECTION II.	LEGAL OWNER INF	ORMATION		
I/We are releasing favor of:		the above-described unit to er	ncumber the titl	e (record a lien) in
	J-PAD, LLC - SOS EN'	ΓΙΤΥ NO. 201804010750		
Address: 270	02 N. GAFF STREET	(Name of New Legal Owner) ORANGE,	CA	92865
	t Address or P.O. Box	City	CA	State Zip
SECTION III.	CERTIFICATION			
I/We certify unde	er penalty of perjury unde	er the laws of the State of Cali	fornia that the	foregoing is true and
Executed on1	/ <u>14/2019</u> at _	HUNTINGTON BEACH,	CALIFORNIA State	A, CO. OF ORANGE
Signature of eac	h registered owner:	Printed name o	f each registere	ed owner:
Mu A	Beller its 11	Membel J-SANDCAS	TLE CO LLC	
9				
Address: 1622	2 MONTEREY LN 376	HUNTINGTON BEACH	, CA	92649
	ddress or P. O. Box	City	State	Zip

HCD 484.7 (Rev. 11/14)

EXHIBIT 23

Rancho Del Rey

MOBILE HOME ESTATES

16222 MONTEREY LANE
HUNTINGTON BEACH, CA 92649
PHONE: (714) 846-1429

Return of Payment

February 2, 2021

TO:

Gallian. Jamie and J-Sandcastle Co. LLC 16222 Monterey Ln. SPC 376 Huntington Beach, CA 92649

Dear Jamie Gallian and J-Sandcastle Co. LLC,

At this time we are unable to accept your payment of \$1086.00 dated February 1, 2021 check # 4508 due to the current legal proceedings and being that you are not a registered resident of Space #376. You will find the check enclosed.

Sincerely,

Molly Curtiss

Rancho Del Rey Mobile Home Estates





Rancho Del Rey

MOBILE HOME ESTATES

16222 MONTEREY LANE
HUNTINGTON BEACH, CA 92649
PHONE: (714) 846-1429

Return of Payment

April 12, 2021

TO: Gallian. Jamie and J-Sandcastle Co. LLC 16222 Monterey Ln. SPC 376 Huntington Beach, CA 92649

Dear Jamie Gallian and J-Sandcastle Co. LLC,

At this time we are unable to accept your payment of \$1086.00 dated April 9. 2021 check # 4590 due to the current legal proceedings and being that you are not a registered resident of Space #376. You will find the check enclosed.

Sincerely,

Molly Curtiss

Rancho Del Rey Mobile Home Estates



Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Desc Main Document Page 234 of 259

Rent Psyment.

Please Credit to the Account J-Sandenstle Co 12 e Space 16222 Monterey In # 376

Hunting ton Beach, an 92649

Cash Payment & 1100.00

Placed in Office At RDR 5/13/2021 12:11 pt.

Jallan, Manay.

Molly Curtiss

Rick Maskulinski

Chris Houser



ELAINE B. ALSTON VIVIENNE J. ALSTON DONALD A. DIEBOLD

ALSTON, ALSTON & DIEBOLD ATTORNEYS AT LAW

TELEPHONE (714) 556-9400 FACSIMILE (714) 556-9500

27201 PUERTA REAL
SUITE 300
MISSION VIEJO, CALIFORNIA 92691

1510

May 14, 2021

Hand Delivered

Mr. James Casello Casello and Lincoln 525 Cabrillo Park Dr., Ste 104 Santa Ana, California 92701

> Re: Houser Bros Co. v Gallian Ca. Court Case Number 30-2019-01041423 CL UD CJC

Dear Mr. Casello:

Please find attached to this hand delivered letter the return of the cash payment of \$1,100.00 which Ms. Gallian dropped through the mail slot at the Park Office yesterday afternoon.

As you and Ms. Gallian are aware Rancho Del Rey Mobile Home Estates will not accept any monies from Ms. Gallian as payment of rent due to the pending litigation.

This money is being returned to your office as a one-time courtesy due to security concerns. As Ms. Gallian does not usually answer her door to speak with Park Management, Park Management did not want to leave an envelope containing a large sum of cash taped to her door. However, if Ms. Gallian makes any future attempt to pay with cash, the Park Management will return it to her at her space and if she does not answer the door the monies will be taped to the mobilehome, despite the security risks. I sincerely hope that will not be necessary.

Further, Ms. Gallian contacted my office earlier this week stating her electricity was about to be cut off. As I stated in my e-mail to you, the Park is not involved in any disruption of her services. Both I, and Park Management, are willing to assist you in avoiding a disruption of her services. Please let me know if you need any assistance in this issue.

Very truly yours,

Vivienne J Alston

J-SANDCASTLE CO LLC C/O QIP MANAGEMENT 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625 714-321-3449

June 4, 2021

RE Ground Space Payment #376

Space/Ground Rent Received on June 4, 2021 \$1100.00 CASH gave to Rancho Del Rey Manager in Office located at 16222 Monterey Lane at 3:46pm.

Please credit to the account of J-Sandcastle Co LLC for our home located at APN 178-011-16 identified as APN-891-569-62 LBM 1081.

Sincerely,

/s/

Steven Gallian, Director QIP Management

Rancho DEL REY

MOBILE HOME ESTATES

16222 MONTEREY LANE
HUNTINGTON BEACH, CA 92649
PHONE: (714) 846-1429

TO:
Gallian. Jamie and J-Sandcastle Co. LLC
16222 Monterey Ln. SPC 376
Huntington Beach, CA 92649

Dear Jamie Gallian and J-Sandcastle Co. LLC,

At this time we are unable to accept your payment of $\frac{1}{100}$ received on $\frac{6}{7}$ in cash due to the current legal proceedings and being that you are not a registered resident of Space #376.

Sincerely,

Chris Houser

Rancho Del Rey Mobile Home Estates

July 1, 2021

Payment of \$1100.00 in cash of Ground Space Rent Lot 376.

Payment for hand delivered to Rancho Del Rey Offices

Jamie Gallian, its Member, J-Sandcastle Co LLC.

Signed this 1st day of July 2021, at Huntington Beach, CA 92649.

JAME L. GALLIAN, Member, J-Sandcastle Co LLC



EXHIBIT 23, PAGE 215

Statement Rancho Del Rey

16222 Monterey Ln. OFC Huntington Beach, California 92649 714-846-1429

Billing Period	Statement Date
07/02/21 - 08/01/21	07/27/21

TO:

Ver Steeg, Marianne 16222 Monterey Ln. SPC 379 Huntington Beach, CA 92649

Property	Unit	Type	Acc#
RDR	SPC 379	Lot	425

Previous	Current	Current	Balance
Balance	Charges	Credits	Due
1,268.19	1,289.43	1,276.80	1,285.07

Last Payment	Amount Enclosed
7/7/21 \$1,276.80 ECK - 3106	

PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Date	Reference		Description		Amount
		Previous Balance			1,268.19
07/07/21	ECK - 3106	Payment Received			-1,276.80
08/01/21		Electric Utility			29.00
	Readings:	Current: 07/22/21 - 770	Previous: 06/22/21 - 605	Usage: 165	
08/01/21		Gas Utility			4.36
	Readings:	Current: 07/22/21 - 518	Previous: 06/22/21 - 518	Usage: 0	
08/01/21		Water & Sewer	Includes HB	Sewer & OCSD	44.62
	Readings:	Current: 07/22/21 - 1196	Previous: 06/22/21 - 1193	Usage: 3	
08/01/21		Garbage Fee	Republic Ser	rvices	19.45
08/01/21		Rent Charge	August Spac	ce Rent	1,192.00
				Sub Total	1,280.82
				Unapplied Credits	4.25
				Balance Due	1 285 07

					Balance	e Due	1,285.07
ELECTRIC	CARE	GAS		CARE	WATER & SEWI	ED	
KWH: 165 Daily Baseline KWH		Therms(T): 0 x	1.033 = 0	OAIL	3 CCF ~ 2244 G		
Basic Charge 0.0240 x 30 day	s \$0.72	Daily Baseline	Therms: 0.4240		Meter Charge	0.4867 x 30 days	\$14.60
T1 0-100% 0.1331 x 165 kw	h \$21.96	Daily	0.16438 x 30 Days	\$4.93	Usage Charge	2.2267 x 3 CCF	\$6.68
T2 101-400% 0.1999 x 0 kwh	\$0.00	Baseline	1.22378 x 0 T	\$0.00	Cap Charge	0.0145 x 30 days	\$0.44
T3 401%+ 0.2752 x 0 kwh	\$0.00	Non Baseline	1.62341 x 0 T	\$0.00		Tax 5% of 6.68	\$0.33
Generation 0.0956 x 165 kw	h \$15.77	Transport Adj	0 x 0.0014	\$0.00	Water Total		\$22.05
CARE Discoun	-10.88	PPPCharge	0.02278 x 0 T	\$0.00	HB Sewer	30 days x 0.2824	\$8.47

T3 4 Ger CARE Discount -10.88 **PPPCharge** 0.02278 x 0 T \$0.00 **HB** Sewer Subtotal \$27.57 State Reg Fee 0.00577 x 0 T \$0.00 OCSD MHP Charge HB Tax \$1.38 \$0.21 0.05 x \$27.57 0.00030 x 165 kwh \$0.05 Care Credit \$-0.99 State Fee \$29.00 \$4.15 Total SubTotal \$0.21 HB Tax 5% Total \$4.36

Comments

30 days x 0.4699

Total

\$14.10

\$44.62

^{*}Please note that HB Sewer and OCSD Sewer are now billed with Water on a daily rate. You may view the charges under the water calculation.

Rancho Del Rey

Statement

16222 Monterey Ln. OFC Huntington Beach, California 92649 714-846-1429

Billing Period	Statement Date
6/02/21 - 08/01/21	07/30/21

TO:

Unit **Property** Type Acc# SPC 376 RDR Lot GALLIAN-376

GALLIAN, JAMIE LYNN 16222 Monterey Ln. SPC 376 Huntington Beach, CA 92649

Previous	Current	Current	Balance
Balance	Charges	Credits	Due
1,086.00	1,183.43	0.00	2,269.43

BEGINNING POST BK FILING 7/9/2021, Case 11710

Last P	ayment	Amount Enclosed
7/30/2021	Check No 2578.	\$2,269.43

PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Date	Reference		De	escription		Amount
07/01/21	Cash Payment	Rent Payment-July, 202	11			
07/07/21	25501.3801201	Cash Payment Returned	to tenant @ Sp	. 376		
08/01/21		Electric Utility				29.00
	Readings:	Current: 07/22/21 -	Previous:	06/22/21 -	Usage:	
08/01/21	1000	Gas Utility				4.36
	Readings:	Current: 07/22/21 -	Previous:	06/22/21 -	Usage:	
08/01/21		Water & Sewer		Includes	HB Sewer & OCSD	44.62
	Readings:	Current: 07/22/21 -	Previous:	06/22/21 -	Usage:	
08/01/21		Garbage Fee		Republic	Services	19.45
08/01/21		Rent Charge		Utility S	ubtotal	97.43
				August	Space 376 Rent	1,086.00
	l.				Sub Total	1,183.43
		04 -0744 7-011	CACE AM	NINTO	Unapplied Credits	1.086.00

1,183.43
1,086.00
2,269.43

ELECTRIC		CARE	GAS		CARE	WATER & SEV	VER	
KWH: 165 Da	aily Baseline KWH: 11.4		Therms(T): 0 >	(1.033 = 0		3 CCF - 2244 (Gallons	
Basic Charge	0.0240 x 30 days	\$0.72	Daily Baseline	Therms: 0.4240		Meter Charge	0.4867 x 30 days	\$14.60
T1 0-100%	0.1331 x 165 kwh	\$21.96	Daily	0.16438 x 30 Days	\$4.93	Usage Charge	2.2267 x 3 CCF	\$6.68
T2 101-400%	0.1999 x 0 kwh	\$0.00	Baseline	1.22378 x 0 T	\$0.00	Cap Charge	0.0145 x 30 days	\$0.44
T3 401%+	0.2752 x 0 kwh	\$0.00	Non Baseline	1.62341 x 0 T	\$0.00		Tax 5% of 6.68	\$0.33
Generation	0.0956 x 165 kwh	\$15.77	Transport Adj	0×0.0014	\$0.00	Water Total		\$22.05
	CARE Discount	-10.88	PPPCharge	0.02278 x 0 T	\$0.00	HB Sewer	30 days x 0.2824	\$8.47
	Subtotal	\$27.57	State Reg Fee	0.00577 x 0 T	\$0.00	OCSD	30 days x 0.4699	\$14.10
HB Tax	0.05 x \$27.57	\$1.38	MHP Charge		\$0.21		Total	\$44.62
State Fee	0.00030 x 165 kwh	\$0.05		Care Credit	\$-0.99			
	Total	\$29.00		SubTotal	\$4.15			
				HB Tax 5%	\$0.21			
				Total	\$4.36			

Comments

^{*}Please note that HB Sewer and OCSD Sewer are now billed with Water on a daily rate. You may view the charges under the water calculation.





Rancho Del Rey

MOBILE HOME ESTATES

16222 MONTEREY LANE
HUNTINGTON BEACH, CA 92649
PHONE: (714) 846-1429

Return of Payment

Rancho Del Rey Mobile Home Estates

Case 8:21-bk-11710-ES Doc 95 Filed 05/12/22 Entered 05/12/22 22:20:08 Des Main Document Page 247 of 259



EXHIBIT 23, PAGE 221

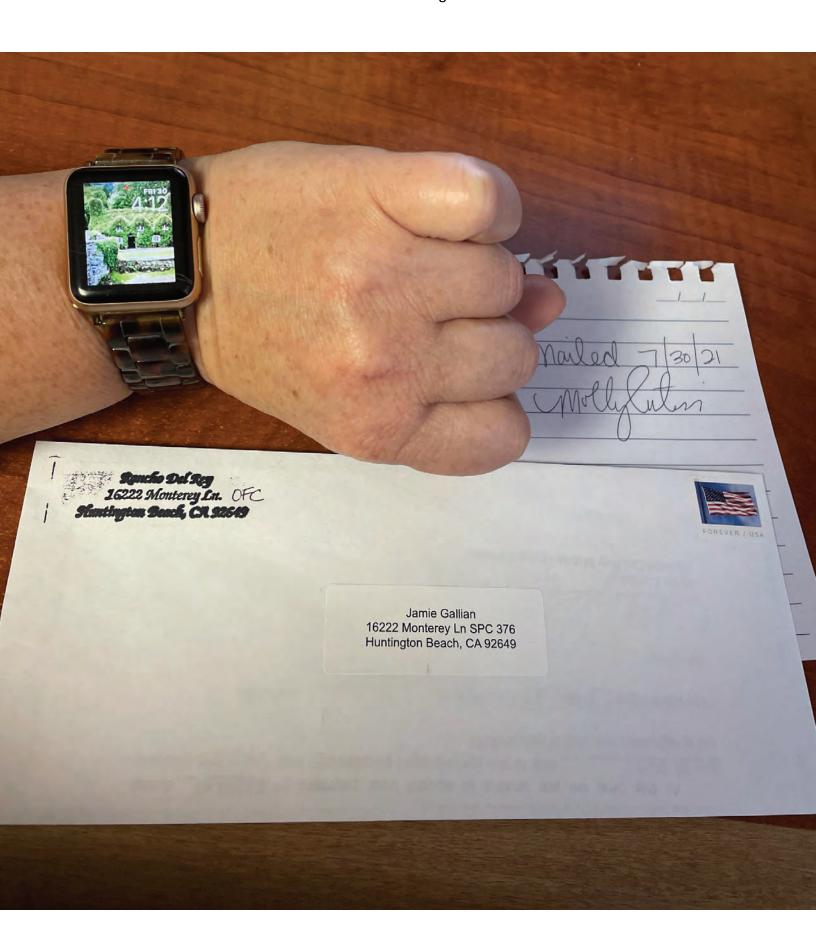


EXHIBIT 24



Shari L. Freidenrich, CPA

Orange County Treasurer -Tax Collector
P.O. BOX 1438 • Santa Ana, CA 92702-1438
601 N. Ross Street, Building 16, Santa Ana
Office Hours: 8:00 AM-5:00 PM Monday - Friday
Phone Hours: 9:00 AM-5:00 PM (714) 834-3411
octreasurer.com/octaxbill

2021-22 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022

000210-0000210 PDFE----- 344031 OCT017
ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE
ONLINE PER CA GOV CODE §6254.21

DID YOU KNOW?

Sign up to receive a text/email due date reminder at octreasurer.com/securedreminders

Pay online at octreasurer.com/octaxbill to receive same day credit, no service fee by eCheck and an emailed receipt.

Mailed payments must have a USPS postmark on or before the last timely payment date. If you wait until the last day to mail your payment, get your envelope hand-stamped with a postmark to ensure it is timely. See octreasurer.com/postmarks.

PROPERTY LOCATION

16222 MONTEREY LN 376 HUNTINGTON BEACH

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2021

DESCRIPTION FULL VALUE COMPUTED PERSONAL PROPERTY - OTHER 86,339 TAX

OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2021
ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA

TOTAL VALUES: 86,339 946.92

TOTAL NET TAXABLE VALUE: 86,339

MOBILE HOME

GOV CODE §6254.21

891-569-62	04-902		\$473.46	+	\$473.46	=	\$946.92	
PARCEL NO. (APN)	TAX RATE A	REA Y	1st Installment DUE 11/1/21		2nd Installment DUE 2/1/22		TO PAY BOTH INSTALLMENTS BY 12/10/21	ï

IMPORTANT INFORMATION

INFORMATION COPY

Taxes were pre-paid at the time of purchase and will be credited towards this tax bill.

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS									
SERVICE AGENCY	RATE	VALUE	TAXES						
BASIC LEVY RATE	1.00000	86,339	863.39						
COAST COMM COLLEGE DIST	.03119	86,339	26.92						
OCEAN VIEW SCHOOL DIST	.02796	86,339	24.14						
HUNTINGTON BCH UNION HS	.02260	86,339	19.52						
HUNTINGTON BEACH EMPLOYEE RETIREME	.01500	86,339	12.95						
TOTAL CHARGED	1.09675		946.92						

FOR DETAILS OF TAX TYPES, VISIT OUR WEBPAGE AT OCTREASURER.COM/OCTAXBILL

THERE WILL BE A \$26.00 FEE FOR EACH PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON

FIRST INSTALLMENT DUE 11/1/21 →

\$.00 SECOND INSTALLMENT DUE $2/1/22 \rightarrow$

\$.00 TOTAL DUE AND PAYABLE →

\$.00

946.92

THIS IS NOT A BILL

EXHIBIT 25

Shari L. Freidenrich, CPA

Orange County Treasurer - Tax Collector P.O. BOX 1438 • Santa Ana, CA 92702-1438 601 N. Ross Street, Building 16, Santa Ana Office Hours: 8:00 AM-5:00 PM Monday - Friday Phone Hours: 9:00 AM-5:00 PM (714) 834-3411 **INTERNET COPY**

2021–22 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022

0020256-0020256 PDFE----- 344055 OCT013

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §6254.21

DID YOU KNOW?

Sign up to receive a text/email due date reminder at octreasurer.com/securedreminders

Pay online at $\underline{\text{octreasurer.com/octaxbill}}$ to receive same day credit, no service fee by eCheck and an emailed receipt.

Mailed payments must have a USPS postmark on or before the last timely payment date. If you wait until the last day to mail your payment, get your envelope hand-stamped with a postmark to ensure it is timely. See octreasurer.com/postmarks.

16222 MONTEREY LN 375 HUNTINGTON BEACH

ASSESSED VALUES & EXEMPTIO	NS AS OF JANUARY	1, 2021
DESCRIPTION	FULL VALUE	COMPUTED
PERSONAL PROPERTY - OTHER	42,443	TAX

OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2021

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §6254.21

TOTAL VALUES: -7,000 35,443 HOMEOWNER EXEMPTION TOTAL NET TAXABLE VALUE:

891-563-75 04-902 \$194.36 + \$194.36 = \$388.72	PARCEL NO. (APN)	TAX RATE AREA	1st Installment DUE 11/1/21		2nd Installment DUE 2/1/22	M	TO PAY BOTH INSTALLMENTS BY 12/10/21
	891-563-75	04-902	\$194.36	+	\$194.36	=	\$388.72

IMPORTANT INFORMATION

If you sold this property or no longer own it, you can disregard this t Property taxes are the responsibility of the new owner. Contact the Office of the Assessor at (714) 834-2727 regarding ownership changes

VOTER APPROVED TAXES	S AND SPECIAL ASS	ESSIMENTS	
SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	35,443	354.43
COAST COMM COLLEGE DIST	.03119	35,443	11.05
OCEAN VIEW SCHOOL DIST	.02796	35,443	9.91
HUNTINGTON BCH UNION HS	.02260	35,443	8.01
HUNTINGTON BEACH EMPLOYEE RETIREME	.01500	35,443	5.32
TOTAL CHARGED	1.09675		388.72

MH LOCATED IN SPACE 375 ON AP 178-011-16

F074-453 (2021

FOR DETAILS OF TAX TYPES, VISIT OUR WEBPAGE AT OCTREASURER.COM/OCTAXBILL

THERE WILL BE A \$26.00 FEE FOR EACH PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON RETAIN TOP PORTION FOR YOUR RECORDS - IF PAYING BY CHECK, YOUR CANCELLED CHECK IS YOUR RECEIPT OR PAY ONLINE AND RECEIVE AN EMAILED RECEIPT

DETACH AND MAIL STUB WITH 2ND INSTALLMENT IN ENVELOPE PROVIDED WRITE YOUR PARCEL NO. ON YOUR CHECK

891-563-75 **APRIL 11, 2022**

ASSESSEE:

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE

PER CA GOV CODE §6254.21

Make checks payable to: County of Orange

COUNTY OF ORANGE ATTN: TREASURER-TAX COLLECTOR P.O. Box 1438

Santa Ana, CA 92702-1438

INTERNET COPY

ORANGE COUNTY 2021-22 PROPERTY TAX

eCheck ELECTRONIC No Cost **VISA**- 2.29% Fee Min. \$1.95

Scan the code to view and pay your specific parcel online

octreasurer.com/octaxbill

国

DUE FEB 1, 2022



AMOUNT DUE AFTER 4/11/22 (INCLUDES 10% PENALTY + \$23 COST)

\$236.79

0189156375000012021020411220000019436063022000002367900000000000000

DETACH AND MAIL STUB WITH 1ST INSTALLMENT IN ENVELOPE PROVIDED WRITE YOUR PARCEL NO. ON YOUR CHECK

ORANGE COUNTY 2021-22 PROPERTY TAX DECEMBER 10, 2021 \$388.72 891-563-75

ASSESSEE:

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA GOV CODE §6254.21

Make checks payable to: County of Orange

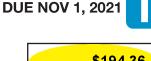
COUNTY OF ORANGE ATTN: TREASURER-TAX COLLECTOR P.O. Box 1438 Santa Ana, CA 92702-1438

your specific parcel online



DISC_YER VISA - 2.29% Fee Min. \$1.95 Scan the code to view and pay octreasurer.com/octaxbill

eCheck | ELECTRONIC | No Cost



\$194.36

INTERNET COPY

AMOUNT DUE AFTER 12/10/21 (INCLUDES 10% PENALTY)

\$213.79

EXHIBIT 26

Department of Housing and Community Development Division of Codes and Standards Registration and Titling Program



Private Party Sale for a Home on Local Property Tax with HCD Certificate of Title

HCD RT 804 (Rev. 10/20)

IMPORTANT: Please return this letter with the items requested below to the address listed on side 2.

The following are instructions on how to transfer ownership of a manufactured home or mobilehome sold by someone other than a licensed California dealer when all the following apply:

- 1) The home is titled with HCD.
- 2) The home is subject to local property taxation (LPT) and bears an HCD decal number that begins with the letter "L."

In order to transfer ownership of a home meeting the above criteria, the following documents and fees must be submitted to the address listed on side 2 of this letter:

- The original HCD Certificate of Title signed off by all owners printed on the title. The new owners should complete the "New Owner Information" area and sign where appropriate. If the original title has been lost, an <u>Application for Duplicate Certificate of Title (form HCD RT 480.4)</u> can be completed and submitted with a \$25 duplicate fee.
- 2) The original last-issued registered owner's Registration Card or, if lost, an <u>Application for Duplicate Registration Card (form HCD RT 481.2)</u> completed and submitted with a \$25 duplicate fee.
- 3) A valid original Tax Clearance Certificate (not your tax bill) issued by the County Tax Collector where the home is located. The new buyers should be shown as the Applicant on this form.
 - For a list of County Tax Collector contact numbers, please visit the <u>California Board of Equalization's Listing of County Tax Collectors</u> or call (800) 952-8356 for further assistance.
- 4) <u>Multi-Purpose Transfer Form (form HCD RT 476.6G)</u> completed in appropriate sections and signed by all new buyers.

5)	Transfer Fee	\$35
	Transfer Fee Penalty	\$25
	-	(due if postmarked 20 days after date of sale)
	Mobilehome Recovery Fund Fee	\$10 (due for each sale after January 1, 2008)
	Registration Fee	\$23 per section
	Registration Fee Penalty	\$3 per section
		(due if postmarked 20 days after date of sale)
	Park Purchase Fee	\$5 per section (not due if buyer owns the land)
	Lien Registration Fee	\$25
	-	(due if adding, changing, or deleting a lender)
	Duplicate Title Fee	\$25 (due if duplicate submitted)
	Duplicate Registration Card Fee	\$25 (due if duplicate submitted)

Make CHECK or MONEY ORDER payable to HCD and show the DECAL NUMBER.

Please mail to: HCD

P.O. Box 277820

Sacramento, CA 95827-7820

Basic transfer requirements and fees must be postmarked and/or received by HCD within 20 calendar days from the date of sale to avoid transfer penalties.

If, after a review of your application, additional fees and/or documents are required, your application will be returned to you with further instructions for completing your transaction.

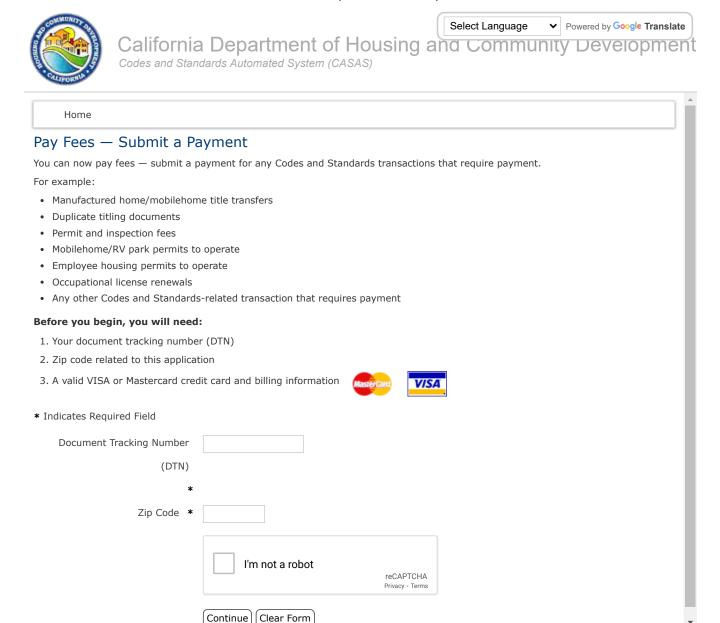
If you have any questions regarding the above requirements or forms, please contact HCD at (800) 952-8356 or ContactRT@hcd.ca.gov for assistance.

Visit HCD's website for a list of **DISTRICT OFFICES** or call (800) 952-8356.

EXHIBIT 27

5/12/22, 6:20 PM

Pay Fees — Submit a Payment - CASAS



PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 870 Roosevelt, Irvine, CA 92620.

A true and correct copy of the foregoing document entitled: **NOTICE OF MOTION AND MOTION OBJECTING TO DEBTOR'S CLAIMED HOMESTEAD EXEMPTION** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

and manner required by LBR 5005-2(d), and (b) in the manner stated below.				
1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On May 12, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:				
	\boxtimes :	Service information continued on attached page		
2. <u>SERVED BY UNITED STATES MAIL</u> : On <u>May 12, 2022</u> , I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge <u>will be completed</u> no later than 24 hours after the document is filed.				
DEBTOR JAMIE LYNN GALLIAN 16222 MONTEREY LN UNIT 376 HUNTINGTON BEACH, CA 9264				
		Service information continued on attached page		
3. <u>SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL</u> : Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on <u>May 12, 2022</u> , I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.				
PURSUANT TO THE COURTROOM POLICIES AND PROCEDURES OF THE HONORABLE ERITHE A. SMITH, COURTROOM 5A, §VIII. JUDGES' OR COURTESY COPIES, EXCEPT FOR DOCUMENTS 200 PAGES OR OVER, INCLUDING EXHIBITS, JUDGE SMITH <u>DOES NOT</u> REQUIRE JUDGES' COPIES.				
		Service information continued on attached page		
I declare under penalty of perjury	under the laws of the United States that	the foregoing is true and correct.		
May 12, 2022 Date	Layla Buchanan Printed Name	/s/ Layla Buchanan Signature		

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): CONTINUED:

- ATTORNEY FOR TRUSTEE JEFFREY I GOLDEN (TR): Aaron E DE Leest adeleest@DanningGill.com, danninggill@gmail.com; adeleest@ecf.inforuptcy.com
- ATTORNEY FOR CREDITOR and PLAINTIFF THE HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION: Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com
- TRUSTEE JEFFREY I GOLDEN (TR): Jeffrey I Golden (TR lwerner@wgllp.com, jig@trustesolutions.net; kadele@wgllp.com
- ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.: D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- ATTORNEY FOR CREDITOR and PLAINTIFF THE HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION: Brandon J Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- ATTORNEY FOR TRUSTEE JEFFREY I GOLDEN (TR): Eric P Israel eisrael@DanningGill.com, danninggill@gmail.com; eisrael@ecf.inforuptcy.com
- ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.: Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- ATTORNEY FOR DEFENDANT RANDALL L NICKEL: Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
- INTERESTED PARTY COURTESY NEF: Valerie Smith claims@recoverycorp.com
- U.S. TRUSTEE: United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov